

3. VELASCO LTD. PARTNERSHIP HOLDINGS, INC.
(Applicant)

06-6-CZ12-4 (06-158)
BCC/District 8
Hearing Date: 7/26/07

Property Owner (if different from applicant) **Velasco Ltd. Holdings, Inc.**

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1964	William L. Ward, Jr.	- Variance square footage requirement. - Non-Use variance for lot to serve on private easement. - Non-Use variance of setbacks.	ZAB	Approved w/conds.
1979	Henry & Mary Fierro	- Special exception to permit platted lot served by private easements. - Non-Use variance of lot frontage and private easements.	ZAB	Approved w/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Velasco Ltd. Partnership Holdings, Inc.

PH: Z06-158 (06-6-CZ12-4)

SECTION: 4-55-40

DATE: July 26, 2007

COMMISSION DISTRICT: 8

ITEM NO.: 3

A. INTRODUCTION:

o **REQUEST:**

The applicant is appealing the decision of Community Zoning Appeals Board #12 which denied without prejudice the following:

EU-1 to EU-S

o **SUMMARY OF REQUEST:**

The applicant is appealing the decision of the Community Zoning Appeals Board-12 (CZAB-12) to change the zoning on the property from EU-1, One Acre Estate Single-Family Residential District, to EU-S, Estate Suburban Single-Family District.

o **LOCATION:**

The southwest corner of SW 92 Street and theoretical SW 94 Avenue, A/K/A: 9310 SW 94 Avenue, Miami-Dade County, Florida

o **SIZE:** 2.94 Acres

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing units for the community. The rezoning of this site will have a minimal impact on the schools, water and sewer services, and traffic in the area.

B. ZONING HEARINGS HISTORY:

In 1979, the Zoning Appeals Board (ZAB) approved with conditions, pursuant to Resolution No. 4-ZAB-123-79, a Special Exception to allow a lot to be served by a private easement. In 1964, the ZAB approved with conditions on another portion of the site, pursuant to Resolution No. 2-ZAB-339-64, a variance of lot area and setback requirements and a variance of zoning regulations to allow a lot to be served by a private drive.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically

characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.

2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
3. **Policy LU-9C.** Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights (SUR) from lands, which are allocated SURs in Chapter 33B, Code of Miami-Dade County, to land located within the Urban Development Boundary (UDB) as designated on the LUP map.
4. **Severable Use Rights** (SURs) may be transferred to parcels within the Urban Development Boundary. When Severable Use Rights are utilized on residentially designated parcels, development will be allowed to exceed the maximum limits designated for the site or affected portions of it; however, this provision does not authorize the granting of a zoning district that, without use of SURs, would exceed the Plan density limit.
5. The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Miami-Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy LU-9C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; Vacant

Estate Density Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: EU-M; Single-family residences

Estate Density Residential, 1 to 2.5 dua

SOUTH: EU-1; Single-family residence
 Vacant land

Estate Density Residential, 1 to 2.5 dua

EAST: EU-1; Single-family residence
 EU-S; Single-family residences

Estate Density Residential, 1 to 2.5 dua

WEST: EU-M; Single-family residences Estate Density Residential, 1 to 2.5 du/a

This 2.94-acre parcel is located at southwest corner of SW 92 Street and theoretical SW 94 Avenue, A/K/A: 9310 SW 94 Avenue. Single-family residences characterize the surrounding area.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	N/A
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, **Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction,

and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No comment
MDT	No comment
Fire Rescue	No objection*
Police	No objection
Schools	2 students

*Subject to the conditions as indicated in the attached memoranda.

H. ANALYSIS:

On April 12, 2007, The Community Zoning Appeals Board-12 (CZAB-12) denied without prejudice the applicant's request to rezone the subject property from EU-1, One Acre Estate Single-Family Residential District, to EU-S, Estate Suburban Single-family District, by a vote of 6 to 0, pursuant to Resolution #CZAB12-12-07. On April 27, 2007, the applicant appealed the CZAB-12's decision to the Board of County Commissioners (BCC) citing that the application is consistent with the Comprehensive Development Master Plan (CDMP), compatible with the surrounding area and that the Board's decision to deny the request to rezone the property was not based on substantial competent evidence to support a denial of the application. Staff notes that all existing zoning and uses are consistent with the CDMP. As such, the CZAB-12's decision to deny this application and retain the existing EU-1 zoning on the property is **consistent** with the CDMP.

The subject property is a 2.94-acre parcel located at the southwest corner of SW 92 Street and theoretical SW 94 Avenue, A/K/A: 9310 SW 94 Avenue. The applicant is seeking a zone change from EU-1 to EU-S. Single-family residences characterize the surrounding area. Three EU-M, Modified Estate Single-Family District, zoned residences abut the subject property to the west and on the north side of SW 92 Street. A vacant parcel of land and a single-family residence can be found to the south of the subject property, both zoned EU-1. To the southeast of the subject property can be found a residential enclave developed under the EU-S zoning regulations. The applicant has submitted a covenant restricting the use of the property to the submitted plans and the use of Severable Use Rights (SUR's).

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate **9** additional PM daily peak hour **vehicle trips**. However, the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service

(LOS) of roadways, which are currently operating at LOS "C", "D", and "E". The **Miami Dade Fire Rescue Department (MDFR)** has **no objections** to this application. However, they indicate in their memorandum that the applicant must provide an approved MDFR turn-around to conform to the requirements of a residential district. **Miami-Dade County Public Schools (MDCPS)** has indicated that the approval of the application will bring **2 additional students** into the area's public schools. On December 12, 2005, MDCPS discussed with the applicant the impact of the proposed development on public schools and have indicated that they have **no objections** to this application.

This application would permit the applicant to provide additional housing for the community. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. It permits a minimum of 1 unit to a maximum of 2.5 dwelling units per gross acre, which would allow the applicant to develop the site with a maximum of 7 residential units. EU-S Zoning District regulations require lot sizes to be 25,000 sq. ft. in area. The proposed EU-S zoning will allow the applicant to develop the site with single-family residential units at a density of 1.74 dwelling units per acre, totaling a maximum of 5 residential units on the 2.94-acre subject property. Notwithstanding, with the utilization of Severable Use Rights (SUR's), EU-S zoning would permit a minimum lot area 20,000 sq. ft., a minimum frontage of 110' and a minimum depth of 135' thereby allowing the applicant to develop the site with 6 residential units. The submitted site plans indicate that the purpose of the rezoning is to allow the applicant to develop the site with 6 single-family residences on lots ranging from a minimum of 20,632 sq. ft. to 22,074 sq. ft. through the purchase of SUR's. As such, the proposed EU-S zoning would be **consistent** with the numerical threshold permitted by the LUP map of the CDMP. Staff opines that the requested EU-S zoning would be **compatible** with the surrounding area that consists of EU-1 and EU-S zoned properties to the south and east respectively. There are currently 3 EU-M parcels abutting the subject property to the west and the lot sizes for these properties are approximately 16,500 square feet. Research indicates that the sizes of the lots to the south and to the east of the subject property range from 29,496 square feet to 39,640 square feet. Staff notes that the 2.94-acre subject property is part of a small portion of remaining EU-1 properties that are located north of SW 94 Street. The neighboring EU-M and EU-S zoning districts are indicative that the rezoning of the remnant EU-1 properties to either EU-S or EU-M would be a logical continuum. Staff opines that a district boundary change to EU-S would be compatible with the neighboring property's lot sizes and would serve as a sensitive transition between the EU-M and the EU-1 properties found in the immediate area. As such, the proposed EU-S zoning would be **compatible** with the surrounding area.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration if the proposed development conforms to the Comprehensive Development Master Plan for Miami-Dade County. As previously mentioned, the proposed development would be **consistent** with the LUP Map designation of the CDMP and **compatible** with the surrounding area. This project will not have an unfavorable impact on the water, sewer, solid waste disposal, or other public services and will not have an unfavorable impact on the environment as indicated by the memorandum submitted by the Department of Environmental Resources Management (DERM). The proposed development does not unduly burden or affect public transportation facilities as indicated in the Public Works Department's memorandum submitted for this application. This application will allow the applicants to provide additional housing units to the

community. As previously mentioned, the subject property is located at the southwest corner of SW 92 Street and theoretical SW 94 Avenue, A/K/A: 9310 SW 94 Avenue. The size of the property is sufficient to allow the applicants to subdivide the lot into six (6) buildable lots with the use of SUR's that conform to the proposed EU-S zoning. Staff notes that the subject property is located in a section of land (4-55-40), where the EU-1 zoning district is clearly demarcated by a roadway. The areas to the south of SW 94 Street are predominantly zoned EU-1, and the areas to the north of said road are zoned at a much higher density, including areas of EU-S, EU-M and RU-1, Single-Family Residential District. The recommended EU-S zoning would provide a logical transition between the higher density zoning to the north and west of the subject property and the lower density EU-1 zoning found to the south and east. Staff notes that in 1990, pursuant to Resolution Z-18-90, the Board of County Commissioners (BCC) approved a district boundary change from EU-1 to EU-S on the neighboring property to the southeast and a portion of the east. Additional requests were also sought and granted for an unusual use to permit an entrance feature consisting of an electronic gate, non-use variances of lot frontage requirements, and to permit five lots to face an ingress and egress easement. As such, staff opines that the recommended zone change to EU-S would be **compatible** with the current EU-S zoning of single-family residential developments located to the east of the subject property and is **consistent** with the estate density land use designation of the LUP map of the CDMP.

Accordingly, staff recommends approval of the appeal and approval of the zone change from EU-1 to EU-S, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:** Approval of the appeal and approval of the zone change from EU-1 to EU-S subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 01/12/06
DATE TYPED: 04/06/06
DATE REVISED: 04/07/06; 04/10/06; 05/05/06, 02/22/07, 02/26/07, 03/05/07, 03/08/07, 03/30/07, 06/22/07, 06/29/07, 07/02/07
DATE FINALIZED: 07/02/07
SB:MTF:LVT:CXH




Subrata Basu, Interim Director
Miami-Dade County Department of
Planning and Zoning

Memorandum

Date: September 20, 2006

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management 

Subject: C-12 #Z2006000158-Revised
Velasco Limited Partnership Holdings, Inc.
9310 S.W. 94th Avenue
District Boundary Change from EU-1 to EU-S
(EU-1) (2.94 Acres)
04-55-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application, and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Wellfield Protection

The subject property is located within the Average Day Pumpage Wellfield Protection Area of the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code. Since the proposed zoning request is for a residential land use, a hazardous wastes prohibition covenant is not required. However, as previously stated all development shall conform with Code requirements.

Potable Water Service

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards, subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted, if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted, in accordance with Code requirements, and shall be an interim measure, with connection to the public

sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year/1-day storm event.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

A Binding Letter of Interpretation was issued for this property on March 8, 2005. This Binding Letter states that the subject property does not contain jurisdictional wetlands, as defined in Section 24-5 of the Code. This Binding Letter is valid for a period of two years, and will expire on March 8, 2007. Therefore, a Class IV Wetland Permit will not be required for any work on this site. However, once the Binding Letter expires, DERM will need to re-evaluate the Class IV Permit issues on this property.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

An on-site inspection performed by DERM staff on August 10, 2006 revealed the presence of one specimen-sized lead tree, which is a prohibited tree, as referenced in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited trees must be removed from site prior to development. However, the subject property also contains trees resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application, and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency, subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement, and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305)372-6764.

cc: Lynne Talleda, Zoning Evaluation - P&Z
Ron Connally, Zoning Hearings - P&Z
Franklin Gutierrez, Zoning Agenda Coordinator - P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: VELASCO LTD HOLDINGS, INC

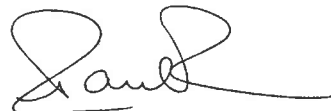
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 9 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9704	SW 97 Ave. s/o SW 88 St.	C	C
9714	SW 104 St. w/o US-1	D	D
9742	SW 112 St. e/o SW 112 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

30-JUN-06



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

December 15, 2005

Miami-Dade County School Board

Agustin J. Barrera, Chair
Perla Tabares Hantman, Vice Chair
Frank J. Bolaños
Evelyn Langlieb Greer
Dr. Robert B. Ingram
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

06-158

Re: Velasco Ltd. Holdings, Inc. - Application No. 05-338 (CC12)
9310 SW 94 Avenue

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Miami Killian Senior High School currently operating at 150% of FISH % utilization (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on December 12, 2005, to discuss the impact of the proposed development on public schools.

The District is grateful that the applicant took the time to meet with the School District to discuss possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered to the School Board a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Ms. Maria Teresa-Fojo
December 15, 2005
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 5-unit development is estimated to generate approximately \$12,000 (\$2,400 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0676
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albueme
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Simon Ferro

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-338, Velasco Ltd. Holdings, Inc (CC12)

REQUEST: Zone change from EU-1 to EU-M

ACRES: 3 acres

MSA/Multiplier: 5.5/.44

LOCATION: 9310 SW 94 Avenue

NUMBER OF UNITS: 5 additional single-family units (3 units currently permitted under existing zoning classification, for a total of 8 units)

ESTIMATED STUDENT POPULATION: 2 students*

ELEMENTARY: 1

MIDDLE: -

SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Kendale Elementary - 10693 SW 93 St.

MIDDLE: Glades Middle – 9451 SW 64 St.

SENIOR HIGH: Miami Killian Senior - 10655 SW 97 Ave.

All schools are located in Region 5

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

*12/10/06 Use same memo per Patty Good
from prior hearing application
05-338*

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Kendale Elem.	569/ 570*	706	81%/ 81%*	36	77%/ 77%*	584
Glades Middle	1438	804	179%	119	156%	1472
Miami Killian Sr.	3829/ 3830*	2323	165%/ 165%*	238	150%/ 150%*	4019

* increased student population as a result of the proposed development.

** Estimated # of students (cumulative) based on zoning/land use log (2001- present) and students are figured in current population. assuming all approved developments are built; also assumes none of the prior cumulative

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the middle and senior high schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition at Miami Killian Senior High School (875 student stations)	Construction	August 2006

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Middle School ("CC2") (Glades and Arvida Middle and Kenwood K-8 School Relief) (1241 student stations)	FY 07-08

New Senior High School ("III1") (Miami Palmetto and Killian Senior High School Relief) (1613 student stations)	FY 07-08
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Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	706
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2045
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	4811

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$13,098.

CAPITAL COSTS: Based on the State's December-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1	x	\$ 13,933	=	\$ 13,933
MIDDLE	0	x	\$ 15,974	=	\$ 0
SENIOR	1	x	\$ 21,139	=	\$ 21,139

Total Potential Capital Cost	\$ 35,072
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Charter School Growth in Miami-Dade County

School Name	Actual Enrollment (8-10-05)	Projected Enrollment (as per contract)		
		2005-2006	2006-2007	Maximum
Academy of Arts & Minds	139	400	500	500
Archimedean Academy	432	525	525	525
Archimedean Middle Conservatory	55	160	240	240
ASPIRA Eugenio Maria de Hostos	299	600	600	600
ASPIRA Youth Leadership	291	450	450	450
ASPIRA South Youth Leadership	202	210	450	600
Aventura City of Excellence School	671	900	900	900
Balere Language Academy	155	175	250	450
Coral Reef Montessori	324	500	500	500
Doctors Charter School of Miami Shores	401	375	450	525
Doral Academy	728	2,200	2200	2,200
Doral Academy Middle School	809	1,250	1250	1,250
Doral Academy High School	908	1,800	1800	1,800
Doral Performing Arts & Entertainment Academy	50	100	150	200
Downtown Miami Charter School	558	650	650	650
Early Beginnings Academy -- Civic Center	25	80	80	80
Early Beginnings Academy -- North Shore	12	43	43	70
Florida International Academy	258	350	350	350
International Studies Charter High School	80	500	750	1,000
Keys Gate Charter School	1,085	1,150	1,150	1,150
Lawrence Academy	69	120	250	450
Liberty City Charter School	372	705	705	705
Life Skills Center Miami-Dade County	13	300	450	600
Mater Academy	700	1,150	1,150	1,150
Mater Academy Charter High School	1,158	1,300	1,300	1,300
Mater Academy Charter Middle School	1,157	1,300	1,300	1,300
Mater Academy East Charter School	310	800	800	800
Mater Academy East Middle School	103	250	250	250
Mater Performing Arts & Entertainment Academy	97	100	150	200
Miami Children's Museum	72	350	350	350
Miami Community Charter School	221	600	600	600
Oxford Academy of Miami	101	450	450	450
Pinecrest Preparatory Academy Middle School	216	750	800	800
Pinecrest Preparatory Academy	743	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	192	400	600	600
Renaissance Elementary Charter School	444	500	500	500
Renaissance Middle Charter School	43	50	700	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	17	36	36	36
School for Integrated Academics & Technologies	262	600	800	800
Somerset Academy	514	700	700	700
Somerset Academy Charter Middle School	70	300	300	300
Somerset Academy Charter High School	7	250	375	500
Spiral Tech. Elementary Charter School	71	290	290	290
Spirit City Academy	40	250	300	400
Sunshine Academy	100	150	200	450
The Charter School at Waterstone	1,001	1,000	1,000	1,000
Theodore R. and Thelma A. Gibson Charter School	11	500	600	600
Transitional Learning Academy	28	48	48	72
Youth Co-Op Charter School	508	525	525	525
TOTAL: 50 schools	16,141	27,514	30,139	32,690

Board Approved Contracts for Schools Opening in 2005-2006			
School Name	Projected Enrollment (as per contract)		
	2005-2006	2006-2007	Maximum
Charter on the Beach Middle School	-0-	250	250
Liceo ENLACE Miami Charter Academy	-0-	475	775
A Child's Journey Charter School	-0-	175	600
Atlantic Science Academy	-0-	600	840
Cooperative Charter School	-0-	100	200
Dr. Joseph Coats Grace Community Charter School	-0-	600	600
Excelsior Academy of Miami	-0-	450	450
Mosaic Bilingual Academy	-0-	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	-0-	800	1,600
Pinecrest Academy Charter High School	-0-	600	850
South Dade Charter Elementary School	-0-	625	750
Summerville Charter School	-0-	600	600
TOTAL: 12 schools	-0-	5,395	7,880
SUB-TOTAL (EXISTING +APPROVED): 62 schools	27,514	35,534	40,570

Board Approved applications for schools opening in subsequent years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Somerset Academy	6	6,400
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School	1	800
Charter Academy of Excellence	1	600
Palmetto Bay Charter Academy	1	1,600
Princeton Charter Academy	1	1,600
Homestead Charter High School	1	2,000
South Miami-Dade Charter Elementary School	1	600
South Miami-Dade Charter Middle School	1	300
Total :	18 schools	17,050
GRAND TOTALS		
Number of Schools		Maximum Enrollment Capacity
80		57,620

NEW CHARTER SCHOOLS FOR 2005-2006

W/L	Name and Address of Charter School	Contact Information	Grade Levels
6006	Archimedean Middle Conservatory 12425 SW 72 St. Miami, FL 33183	Ms. Vasiliki Moysidis 305 640-6278	6-8
7016	Bridge Academy <i>Main Campus:</i> 8325 NE 2 Ave., Miami, FL 33138 <i>South Campus:</i> 224 Washington Ave., Homestead, FL 33030	Dr. Leo S. Cardona 954 907-2771 786 513-0546 Fax drleo@myfra.com	12
6007	Charter on the Beach Middle School 2301 Normandy Dr. Miami Beach, FL 33141	Ms. Gladys Palacio 786 258-2505 gladyspalacio@aol.com	7-8
6040	Doctors Charter School of Miami Shores 11301 NW 5 Ave. Miami Shores, FL 33138	Ms. Maggie Manrara 305 795-2207 manraram@miamishoresvillage.com	6-12
7009	Doral Performing Arts & Entertainment Academy 11100 NW 27 St., Doral, FL 33172 and 2601 NW 112 Ave., Doral, FL 33172	Ms. Ofelia Alvarez 305 597-9950	9-12
4080	Early Beginnings – North Shore 985 NW 91 St. Miami, FL 33150 (North Shore Medical Center)	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
4070	Early Beginnings – Civic Center 1411 NW 14 Ave. Miami, Florida 33125	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
6027	Transitional Learning Academy 1411 NW 14 Ave. Miami, Florida 33125	Ms. Pamela Miller, Principal United Cerebral Palsy 305 325-1080	8-12
6008	Lawrence Academy 777 West Palm Drive Florida City, FL 33034	Dr. Keitha Burnett 305 281-3052 mkbur293@aol.com	6-8
1000	Liceo ENLACE! Miami 9705 E. Hibiscus Palmetto Bay, FL 33157	Ms. Lucy Puella-Capone 305 213-7723 ces1234@aol.com	K-8
6009	Mater East Academy Middle School 450 SW 4 St. Miami, FL 33130	Ms. Ana Valdes, Principal 305 324-4687	6-8

W/L	Name and Address of Charter School	Contact Information	Grade Levels
7014	Mater Performing Arts & Entertainment Academy 7901 NW 103 St. Hialeah Gardens, FL 33016	Ms. Christine McGuinn, Principal 305 828-1886	9-12
5010	Oxford Academy of Miami 10870 SW 106 St. Miami, FL 33176	Mr. Tobias Hernandez, Principal 305 598-4494 305 275-2003 Fax	K-5
5030	Sandor Wiener School of Opportunity, South 11025 SW 84 St. Miami, FL 33173	Ms. Lissa Gonzalez, Principal 305 279-3064 Lgonzalez1@dadeschools.net	PK-5
5050	Sunshine Academy 1733 NE 162 St. N. Miami Beach, FL 33162	Ms. Ann-Marie Manzano, Director 786 210-8324 manzanos5@netzero.net	K-8
1010	The Charter School at Waterstone 855 East Waterstone Way Homestead, FL 33034	Dr. Cristina Cruz, Principal drcruzwaterstone@aol.com Temporary office: Prime Outlets Mall 250 East Palm Drive, Suite 245 Florida City, FL 33034 305 248-6206 Fax: 305 248-6208 Email: info@charterschoolatwaterstone.com Web: www.charterschoolatwaterstone.com	K-8
6029	Spirit City Academy 3400 NW 135 St. Opa-locka, FL 33054	Ms. Cecilia Honeywood, Principal 786 493-1546 cahoneywood@dadeschools.net	6-8
7015	Life Skills Center Miami-Dade County 3535 NW 7 Street Miami, FL 33125	Mr. Jose Filpo 305 643-9111 305 643-9141 Fax jose.filpo@lifeskillscenters.com	10-12
6028	Renaissance Middle Charter School <i>Temporary location for 05-06:</i> 8360 NW 33 St. Miami, FL 33122	Ms. Ana Cordal, Principal 305 591-2225 acordal@dadeschools.net	6-8

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY SW AMOUNT OF FEE \$1,696.59

RECEIPT # I200722657

DATE HEARD: 04/12/07

BY CZAB # CZAB12



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY SW

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z06-158

Filed in the name of (Applicant) Velasco Ltd. Partnership Holdings, Inc.

Name of Appellant, if other than applicant same

Address/Location of APPELLANT'S property: **Southwest Corner of SW 92nd Street and theoretical Southwest 94th Avenue/A.K.A. 9310 Southwest 94th Avenue**

Application, or part of Application being Appealed (Explanation): **Entire appealable application**

Appellant (name): Velasco Ltd. Partnership Holdings, Inc.
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reverse) of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

Lack of substantial competent evidence to support a denial of the application.

APPELLANT MUST SIGN THIS PAGE

Date 23 day of April, year: 2007

Signed Miriam Velasco Esquivel
Velasco Ltd. Partnership Holdings, Inc.
By: **Miriam Velasco-Esquivel**
4011 W. Flagler
Suite 404
Miami, Florida 33134
Phone (305) 649-1112 x11 Fax (305) 649-0522

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an
association or other entity, so indicate:

ATTORNEY
Representing
[Signature]
Signature
Javier F. Avino
Print Name
1221 Brickell Ave
Address
Miami FL 33131
City State Zip
305-579-0500
Telephone Number

Subscribed and Sworn to before me on the 23rd day of April, year 2007.

Noemi Hernandez
Notary Public

(stamp/seal)

Commission expires:



Noemi Hernandez
Commission #DD547684
Expires: MAY 02, 2010
www.AARONNOTARY.com

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Miriam Velasco-Esquivel
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of
a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board mailer because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and
that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:



Signature

Vanessa Faedo
Print Name



Signature

Noemi Hernandez
Print Name



Appellant's signature

Velasco Ltd. Partnership Holdings, Inc.
By: Miriam Velasco-Esquivel
Print Name

Sworn to and subscribed before me on the 23rd day of April year 2007.

Appellant is personally know to me or has produced _____ as
identification.



Notary (Stamp/Seal)

Commission Expires:



Noemi Hernandez
Commission # DD547664
Expires: MAY 02, 2010
www.AARONNOTARY.com

RESOLUTION NO. CZAB12-12-07

WHEREAS, VELASCO LTD. PARTNERSHIP HOLDINGS, INC. applied for the following:

EU-1 to EU-S

SUBJECT PROPERTY: Lots 1-3, WARDS WOODS, Plat book 79, Page 7, and that part of S.W. 94 Avenue lying adjacent to the above closed by Resolution 79R817, Official Records Book 10678, Page 181.

LOCATION: The southwest corner of S.W. 92 Street and theoretical S.W. 94 Avenue, A/K/A: 9310 S.W. 94 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-S would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Elliot N. Zack, seconded by Jose I. Valdes, and upon a poll of the members present the vote was as follows:

Peggy Brodeur	absent	Jose I. Valdes	aye
Edward D. Levinson	aye	Robert W. Wilcosky	aye
Alberto Santana	aye	Elliot N. Zack	aye
Carla Ascencio-Savola			aye

NOW THEREFORE BE IT RESOLVED, by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to EU-S be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 12th day of April, 2007.

Hearing No. 06-6-CZ12-4
Is

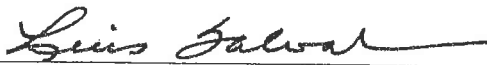
25

STATE OF FLORIDA

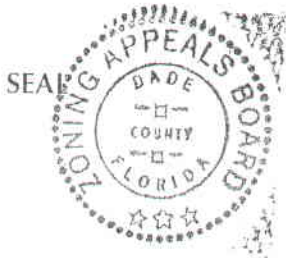
COUNTY OF MIAMI-DADE

I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-12-07 adopted by said Community Zoning Appeals Board at its meeting held on the 12th day of April 2007:

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of April 2007.



Luis Salvat, Deputy Clerk (2678)
Miami-Dade County Department of Planning and Zoning



Memorandum



Date: 26-FEB-07
To: Subrata Basu, Interim Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2006000158

Fire Prevention Unit:

Applicant must provide an approved MDFR turn-around:

Cul-de-Sac right of way for residential, requires a 50 ft. radius right of way. The street and paving design must conform to criteria requiring either curb and gutter design allowing a minimum of 43 ft. of finished pavement radius or, a swale and sidewalk design with maximum 5 ft. sidewalk and maximum 5 ft. swale yielding 40 ft. finished pavement radius.

Service Impact/Demand:

Development for the above Z2006000158
located at SW CORNER OF SW 92 STREET AND THEORETICAL SW 94 AVENUE AKA 9310 S.W. 94 AVENUE,
MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1828 is proposed as the following:

6	dwelling units	N/A	square feet
residential		industrial	
N/A	square feet	N/A	square feet
Office		institutional	
N/A	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 1.59 alarms-annually.
The estimated average travel time is: 6:50 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75' Ladder

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent date stamped June 19 2006. Substantial changes to the letter of intent will require additional service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

VELASCO LTD PARTNERSHIP
HOLDINGS, INC

SW CORNER OF SW 92 STREET
AND THEORETICAL SW 94 AVENUE
AKA 9310 S.W. 94 AVENUE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2006000158

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

An inspection of this property revealed overgrown grass and weeds. A 'Courtesy Warning Notice' was issued to the owners allowing 15 days to mow and clear the property.

Velasco LTD Partnership Holdings

Jaselyn Neyra

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Velasco Limited Partnership Holdings, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Heriberto Velasco Living Trust</u>	<u>50%</u>
<u>and</u>	
<u>Agueda Velasco Living Trust</u>	<u>50%</u>
<u>4011 West Flagler Street, # 400</u>	
<u>Miami, Florida 33131</u>	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: Heriberto Velasco Living Trust and Agueda Velasco Living Trust

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>Rolando Velasco</u>	<u>50%</u>
<u>Eric J. Velasco</u>	<u>50%</u>
<u>4011 West Flagler Street #400</u>	
<u>Miami, FL 33131</u>	

[RECEIVED stamp with handwritten number 205-338 and signature]

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

[RECEIVED stamp with handwritten number 206-158 and date JUN 5 2006]
[Handwritten signature]
[Handwritten note: Re-numbered]

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable) _____ Percentage of Interest _____

RECEIVED 206-158 JUN 05 2006 ZONING DEPARTMENT MIAMI-DADE PLANNING AND ZONING DEPT.	_____ _____ _____ _____ _____
---	---

Date of contract: _____ BY: *Re-numbered*

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

RECEIVED 206-338 JUN 05 2006 ZONING DEPARTMENT MIAMI-DADE PLANNING AND ZONING DEPT.	RECEIVED 206-338 JUN 05 2006 ZONING DEPARTMENT MIAMI-DADE PLANNING AND ZONING DEPT.
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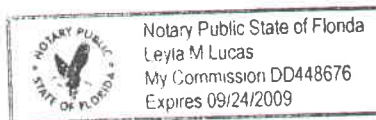
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Miriam Velasco Esquivel
(Applicant) Velasco Limited Partnership Holdings, Inc.
By: Miriam Velasco-Esquivel, Vice President

Sworn to and subscribed before me this _____ day of _____, 2005. Affiant is personally known to me or has produced D.L. # 422545766870 as identification.

Leyla M. Lucas
(Notary Public)
My commission expires _____



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

De-158

31

"9310 SW 94th Avenue"

SITE PLAN

RECEIVED
206-158
JAN 13 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *[Signature]*



GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE

SITE DATA TABLE

EXISTING ZONING DISTRICT: EU-1 (One Acre Estate)

PROPOSED ZONING DISTRICT: EU-S (Modified Estate with Several Use Rights)

Site Data	Proposed	Existing
Gross Area	128,157.00	2.94
R.O.W. Dedication	26,356.57	0.81
Net Area	101,820.23	2.34

Units Calculations	Proposed	Existing
Number of Units	14	6
Gross density Max. (Unit/Ac)	6.00	2.57
Min. Lot Area (Gross) (Sq. Ft.)	20,000.00	20,639.00
Lot Area Average (Gross) (Sq. Ft.)	20,000.00	21,364.03
Frontage	110.00'	110.00'
Depth	135.00'	135.00'

Setbacks	Proposed	Existing
Front	35'-0"	35'-0"
Rear	25'-0"	25'-0"
Side Interior	15'-0"	15'-0"
Side Street	25'-0"	25'-0"
Lot Coverage (Max.)	30%	30%

LEGAL DESCRIPTION

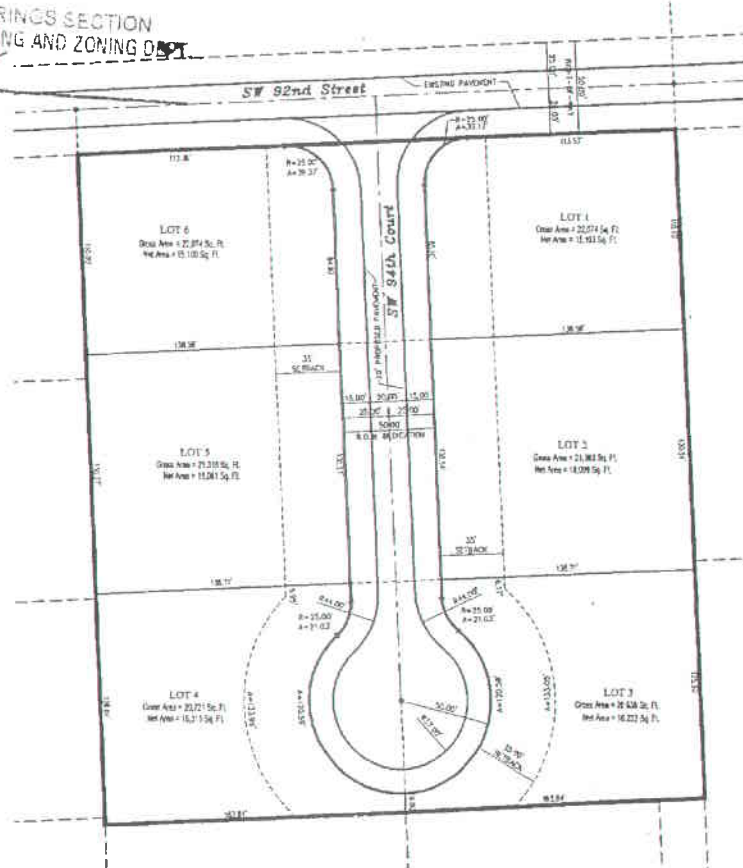
LOT 1, LOT 2 AND LOT 3 OF THE PLAT "NADCO MOBILE AS RECORDED IN PLAT 2007-19 AT PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND THAT PART OF SW 94th AVENUE LYING ADJACENT TO THE ABOVE CLUSTERS BY RECORDS 2007-17 RECORDED IN OFFICIAL RECORDS BOOK 18787 PAGE 181.

PLAT NUMBER: 2006-0411-001

PROPERTY ADDRESS (PER TAXES ONLY) 9310 SW 94th AVENUE
MIAMI, FL 33176-2009

MIAMI-DADE COUNTY FLORIDA



SITE PLAN
1" = 50'



VELASCO LIMITED PARTNERSHIP HOLDING, INC.
1400 PINEWOOD AVENUE, SUITE 100
MIAMI, FLORIDA 33137
TEL (305) 474-4772
FAX (305) 474-4773
LA 00000000



NO.	DATE	REVISION

9310 SW 94th AVENUE

SITE PLAN

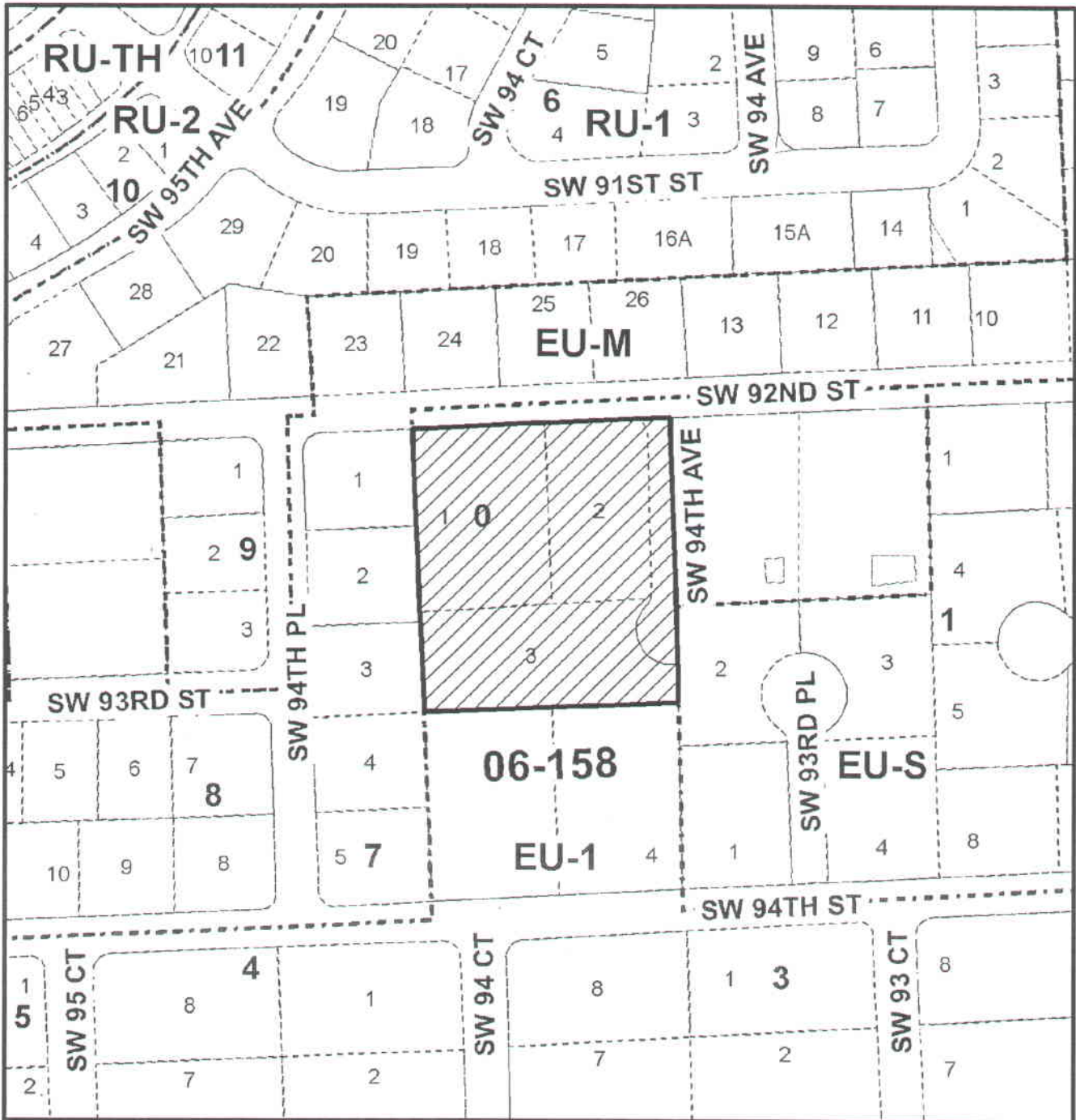
Site Plan, Location Map, Legal Description and Site Data Table

VELASCO LIMITED PARTNERSHIP HOLDING, INC.

10/18/2006

08-180-1100

SP-1



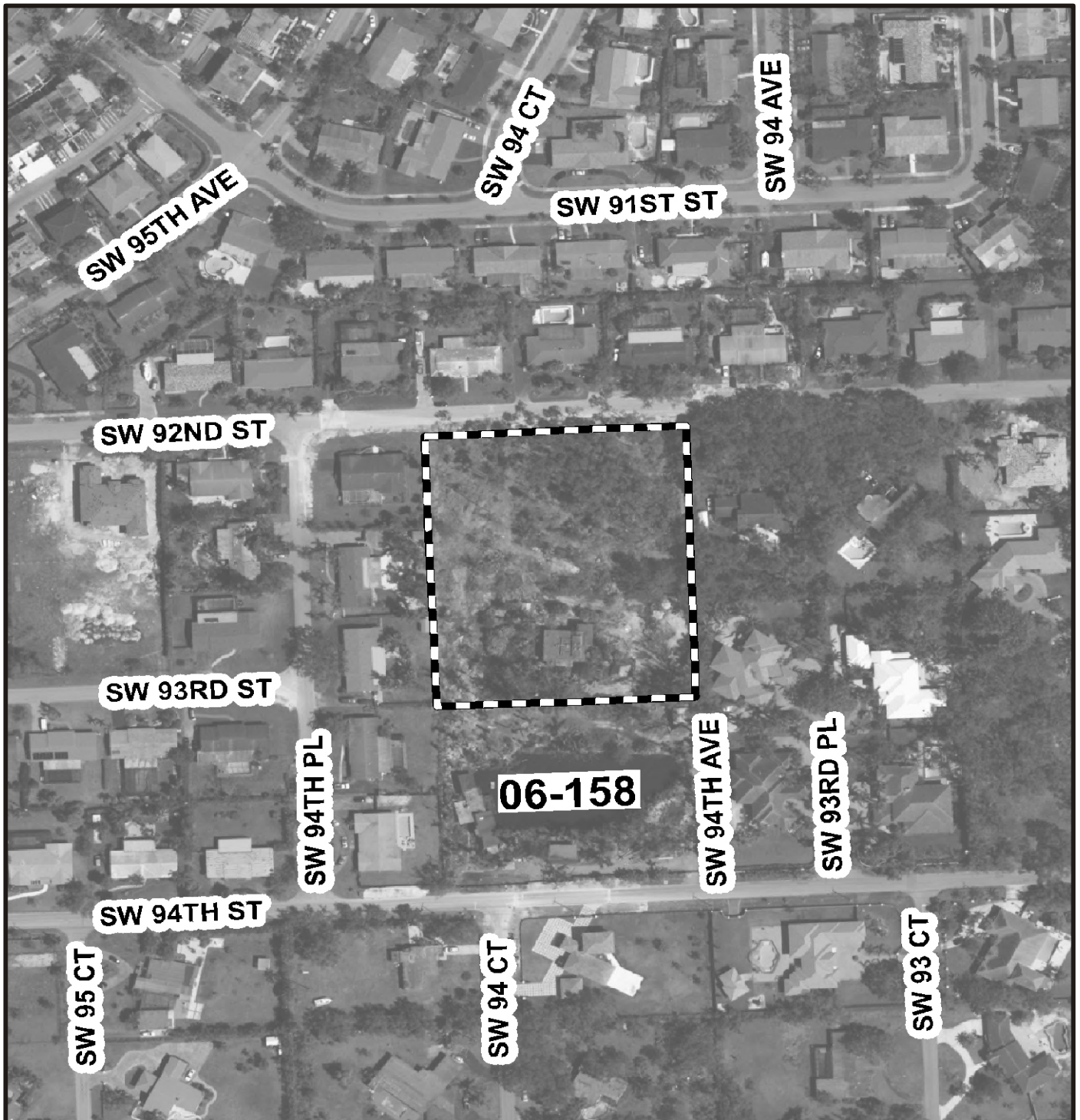
**MIAMI-DADE COUNTY
HEARING MAP**

Section: 04 Township: 55 Range: 40
 Process Number: 06-158
 Applicant: VELASCO LTD HOLDINGS, INC.
 Zoning Board: C12
 District Number: 08
 Drafter ID: ALFREDO
 Scale: 1:200'

S C A L E
 0 NTS N

 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 04 Township: 55 Range: 40
Process Number: 06-158
Applicant: VELASCO LTD HOLDINGS, INC.
Zoning Board: C12
District Number: 08
Drafter ID: ALFREDO
Scale: NTS



SUBJECT PROPERTY



This instrument was prepared by:
Name: Simon Ferro
Address: Greenberg Traurig, P.A.
1221 Brickell Avenue
Miami, Florida 33131
(305)579-0500

Received by
Zoning Agenda Coordinator
JUL 23 2007

Item # 3 (16-158)

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the County that the representations made by the owner during consideration of Public Hearing **No. Z06-0158** will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Ford, Armenteros & Manucy, Inc. entitled, Velasco Property, dated the 18th day of December 2006, last revised 7/2/07 (hereinafter referred to as the "Site Plan"), said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.
- (2) That said Property shall consist of not more and be limited to 5 lots in accordance with the Site Plan.
- (3) Prior to final plat approval, owner shall purchase and submit to Miami-Dade County Severable Use Rights (SURs) to develop the Property in accordance with the Site Plan.
- (4) That the street and paving design reflected in the Site Plan shall conform to criteria requiring either a curb and gutter design allowing a minimum of 43 feet of finished pavement radius, or a swale and sidewalk design with a maximum 5 feet of sidewalk and a maximum 5 feet of swale yielding a 40 foot finished pavement radius, whichever is applicable.

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified

[L:\Forms\177799551_3.DOC

(Public Hearing)

Section-Township-Range:
Folio number:
MIA 177799551v4 7/12/2007



Declaration of Restrictions

Page 2

or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Declaration of Restrictions

Page 3

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

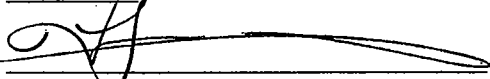
(Space reserved for Clerk)

ACKNOWLEDGMENT CORPORATION

Signed, witnessed, executed and acknowledged on this 12 day of July, 2007.

IN WITNESS WHEREOF, Velasco Limited Partnership Holdings, Inc., a Florida has caused these presents to be signed in its name by its proper officials.

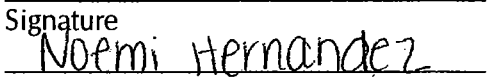
Witnesses:



Signature

Vanessa Faedo

Print Name



Signature

Noemi Hernandez

Print Name

Velasco Limited Partnership Holdings, Inc., a Florida

Address:

4011 W Flagler Street #404
Miami, FL 33134

By: Miriam Velasco Esquivel
(President, Vice-President or CEO*)

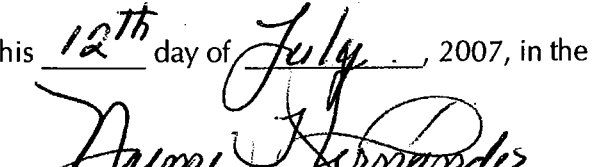
Print Name: Miriam Velasco-Esquivel, Vice President

[*Note: All others require attachment of
original corporate resolution of authorization]

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by **MIRIAM VELASCO-ESQUIVEL** the Vice President of Velasco Limited Partnership Holdings, Inc., a Florida, a corporation, on behalf of the corporation. He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 12th day of July, 2007, in the County and State aforesaid.


Notary Public-State of Florida
NOEMI HERNANDEZ
Print Name

My Commission Expires:



Noemi Hernandez
Commission #DD547684
Expires: MAY 02, 2010
WWW.AARONNOTARY.com

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1, LOT 2 AND LOT 3 OF THE PLAT OF "WARDS WOODS", AS RECORDED IN PLAT BOOK 79 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THAT PART OF SW 94TH AVENUE LYING ADJACENT TO THE ABOVE CLOSED BY RESOLUTION 79R817 RECORDED IN OFFICIAL RECORDS BOOK 10678 PAGE 181.

MIA 177799551v4 7/12/2007

A. VELASCO LTD. PARTNERSHIP HOLDINGS, INC.
(Applicant)

06-6-CZ12-4 (06-158)
Area 12/District 8
Hearing Date: 4/12/07

Property Owner (if different from applicant) **Velasco Ltd. Holdings, Inc.**

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1964	William L. Ward, Jr.	- Variance square footage requirement. - Non-Use variance for lot to serve on private easement. - Non-Use variance of setbacks.	ZAB	Approved w/conds.
1979	Henry & Mary Fierro	- Special exception to permit platted lot served by private easements. - Non-Use variance of lot frontage and private easements.	ZAB	Approved w/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

616/06

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

APPLICANT'S NAME: VELASCO LIMITED PARTNERSHIP HOLDINGS, INC.

4

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
06-6-CZ12-4 (05-338)	June 6, 2006	CZAB12		06

REQ: EU-1 to EU-M

REC:

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S): _____

☐ DEFER: ☐ INDEFINITELY ☐ TO: _____ ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH CONDITIONS

☒ **NOT HEARD – APPLICATION TO BE RENUMBERED**

TITLE	M/S	NAME	YES	NO	ABSENT
MS.		Millie HERRERA			
MADAME VICE-CHAIR		Carla SAVOLA			
MR.		Jose I. VALDES			
MR.		Nelson A. VARONA			
MR.		Robert W. WILCOSKY			
MADAME CHAIRPERSON		Peggy BRODEUR			

VOTE:

EXHIBITS: ☐ YES ☐ NO

COUNTY ATTORNEY: TOM ROBERTSON

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: Velasco Ltd. Partnership Holdings, Inc.

PH: Z06-158 (06-6-CZ12-4)

SECTION: 4-55-40

DATE: April 12, 2007

COMMISSION DISTRICT: 8

ITEM NO.: A

=====

A. INTRODUCTION:

o **REQUEST:**

EU-1 to EU-S

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from EU-1, One Acre Estate Single-Family Residential District, to EU-S, Estate Suburban Single-Family District.

o **LOCATION:**

The southwest corner of SW 92 Street and theoretical SW 94 Avenue, A/K/A: 9310 SW 94 Avenue, Miami-Dade County, Florida

o **SIZE:** 2.94 Acres

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing units for the community. The rezoning of this site will have a minimal impact on the schools, water and sewer services, and traffic in the area.

B. ZONING HEARINGS HISTORY:

In 1979, the Zoning Appeals Board (ZAB) approved with conditions, pursuant to Resolution No. 4-ZAB-123-79, a Special Exception to allow a lot to be served by a private easement. In 1964, the ZAB approved with conditions on another portion of the site, pursuant to Resolution No. 2-ZAB-339-64, a variance of lot area and setback requirements and a variance of zoning regulations to allow a lot to be served by a private drive.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre. This density range is typically characterized by detached estates, which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized.

2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
3. **Policy LU-9C.** Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights (SUR) from lands, which are allocated SURs in Chapter 33B, Code of Miami-Dade County, to land located within the Urban Development Boundary (UDB) as designated on the LUP map.
4. **Severable Use Rights.** The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Miami-Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy LU-9C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.
5. **Urban Development Boundary.** The Urban Development Boundary (UDB) is included on the LUP map to distinguish the area where urban development may occur through the year 2015 from areas where it should not occur. Development orders permitting urban development will generally be approved within the UDB at some time through the year 2015 provided that level-of-service standards for necessary public facilities will be met. Adequate countywide development capacity will be maintained within the UDB by increasing development densities or intensities inside the UDB, or by expanding the UDB, when the need for such change is determined to be necessary through the Plan review and amendment process.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; Vacant

Estate Density Residential, 1 to 2.5 du

Surrounding Properties:

NORTH: EU-M; Single-family residences

Estate Density Residential, 1 to 2.5 du

SOUTH: EU-1; Single-family residence
 Vacant land

Estate Density Residential, 1 to 2.5 du

EAST: EU-1; Single-family residence
 EU-S; Single-family residences

Estate Density Residential, 1 to 2.5 du

WEST: EU-M; Single-family residences Estate Density Residential, 1 to 2.5 dua

This 2.94-acre parcel is located at southwest corner of SW 92 Street and theoretical SW 94 Avenue, A/K/A: 9310 SW 94 Avenue. Single-family residences characterize the surrounding area.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	N/A
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, **Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;

- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No comment
MDT	No comment
Fire Rescue	No objection*
Police	No objection
Schools	2 students

*Subject to the conditions as indicated in the attached memoranda.

H. ANALYSIS:

This item was deferred from the June 6, 2006 meeting under process number Z05-338, and subsequently revised and given a new process number to allow for the preliminary notices to be mailed as required by the Zoning Code. The applicant has also since revised the application to request a zone change from EU-1, One Acre Estate Single-Family Residential District, to EU-S, Estate Suburban Single-family District. The subject property is a 2.94-acre parcel located at the southwest corner of SW 92 Street and theoretical SW 94 Avenue, A/K/A: 9310 SW 94 Avenue. The applicant is seeking a zone change from EU-1 to EU-S. Single-family residences characterize the surrounding area. Three EU-M, Modified Estate Single-Family residences abut the subject property to the west and on the north side of SW 92 Street. A vacant parcel of land and a single-family residence can be found to the south of the subject property, both zoned EU-1. To the southeast of the subject property can be found a residential enclave developed under the EU-S zoning regulations. The applicant has submitted a covenant restricting the use of the property to the submitted plans.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate 9 additional PM daily peak hour **vehicle trips**. However, the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of roadways, which are currently operating at LOS "C", "D", and "E". The **Miami Dade Fire Rescue Department** (MDFR) has **no objections** to this application. However, they indicate in their memorandum that the applicant must provide an approved MDRF turn-around to conform to the requirements of a residential

district. **Miami-Dade County Public Schools** (MDCPS) has indicated that the approval of the application will bring **2 additional students** into the area's public schools. They also indicated that the proposed residential development will impact Miami Killian Senior High School currently operating at 150% of the Florida Inventory of School Houses (FISH) percent utilization, which exceeds the 115% FISH MDCPS capacity. On December 12, 2005, MDCPS discussed with the applicant the impact of the proposed development on public schools, and the applicant has voluntarily proffered a Declaration of Restrictions to MDCPS in order to provide a monetary donation over and above impact fees as required by the Educational Facilities Impact Fee Ordinance.

This application would permit the applicant to provide additional housing for the community. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. It permits a minimum of 1 unit to a maximum of 2.5 dwelling units per gross acre, which would allow the applicant to develop the site with a maximum of 7 residential units. EU-S Zoning District regulations require lot sizes to be 25,000 sq. ft. in area. The proposed EU-S zoning will allow the applicant to develop the site with single-family residential units at a density of 1.74 dwelling units per acre, totaling a maximum of 5 residential units on the 2.94-acre subject property. Notwithstanding, with the utilization of Severable Use Rights (SUR's), EU-S zoning would permit a minimum lot area 20,000 sq. ft., a minimum frontage of 110' and a minimum depth of 135' thereby allowing the applicant to develop the site with 6 residential units. The submitted site plans indicate that the purpose of the rezoning is to allow the applicant to develop the site with six (6) single-family residences on lots ranging from a minimum of 20,632 sq. ft. to 22,074 sq. ft. through the purchase of SUR's. As such, the proposed EU-S zoning would be **consistent** with the numerical threshold permitted by the LUP map of the CDMP. Staff opines that the requested EU-S zoning would be **compatible** with the surrounding area that consists of EU-1 and EU-S properties to the south and east respectively. There are currently three (3) EU-M parcels abutting the subject property to the west, the lot sizes for these properties are approximately 16,500 square feet. Research indicates that the sizes of the lots to the south and to the east of the subject property range from 29,496 square feet to 39,640 square feet. Staff notes that the 2.94-acre subject property is part of a small portion of remaining EU-1 properties that are located north of SW 94 Street. The neighboring EU-M and EU-S zoning districts would be indicative of a logical continuum of rezoning the remnant EU-1 properties to either one of the alternate EU-S or EU-M zoning districts. Staff would however be supportive of the rezoning of the property from EU-1 to a higher density category and opines that a district boundary change to EU-S would be compatible with the neighboring property's lot sizes and would serve as a sensitive transition between the EU-M and the EU-1 properties found in the immediate area. As such, the proposed EU-S zoning would be **compatible** with the surrounding area.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration if the proposed development conforms to the Comprehensive Development Master Plan for Miami-Dade County. As previously mentioned, the proposed development would be **consistent** with the LUP Map designation of the CDMP and **compatible** with the surrounding area. This project will not have an unfavorable impact on the water, sewer, solid waste disposal, or other public services and will not have an unfavorable impact on the environment as indicated by the memorandum submitted by the Department of Environmental Resources Management (DERM). The proposed development does not unduly burden or affect public transportation facilities as

indicated in the Public Works Department's memorandum submitted for this application. This application will allow the applicants to provide additional housing units to the community. As previously mentioned, the subject property is located at the southwest corner of SW 92 Street and theoretical SW 94 Avenue, A/K/A: 9310 SW 94 Avenue. The size of the property is sufficient to allow the applicants to subdivide the lot into six (6) buildable lots with the use of SUR's that conform to the proposed EU-S rezoning designation. Staff notes that the subject property is located in a section of land (4-55-40), where the EU-1 zoning district is clearly demarked by a roadway. The areas to the south of SW 94 Street are predominantly zoned EU-1, and the areas to the north of said road are zoned at a much higher density, including areas of EU-S, EU-M and RU-1. The recommended EU-S zoning would provide a logical transition between the higher density zoning to the north and west of the subject property and the lower density EU-1 zoning found to the south and east. Staff notes that in 1990, pursuant to Resolution Z-18-90, the Board of County Commissioners (BCC) approved a district boundary change from EU-1 to EU-S on the neighboring property to the southeast and a portion of the east. Additional requests were also sought and granted for an unusual use to permit an entrance feature consisting of an electronic gate, non-use variances of lot frontage requirements, and to permit five lots to face an ingress and egress easement. As such, staff opines that the recommended zone change to EU-S would be **compatible** with the current EU-S zoning of single-family residential developments located to the east of the subject property and is **consistent** with the estate density land use designation of the LUP map of the CDMP.

Accordingly, staff recommends approval of the zone change from EU-1 to EU-S, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:** Approval of the zone change from EU-1 to EU-S subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 01/12/06
DATE TYPED: 04/06/06
DATE REVISED: 04/07/06; 04/10/06; 05/05/06, 02/22/07, 02/26/07, 03/05/07, 03/08/07,
03/30/07
DATE FINALIZED: 03/30/07
SB:AJT:MTF:CXH



Subrata Basu, Interim Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: September 20, 2006

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-12 #Z2006000158-Revised
Velasco Limited Partnership Holdings, Inc.
9310 S.W. 94th Avenue
District Boundary Change from EU-1 to EU-S
(EU-1) (2.94 Acres)
04-55-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line of the memorandum.

The Department of Environmental Resources Management (DERM) has reviewed the subject application, and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Wellfield Protection

The subject property is located within the Average Day Pumpage Wellfield Protection Area of the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code. Since the proposed zoning request is for a residential land use, a hazardous wastes prohibition covenant is not required. However, as previously stated all development shall conform with Code requirements.

Potable Water Service

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards, subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted, if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted, in accordance with Code requirements, and shall be an interim measure, with connection to the public

sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year/1-day storm event.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

A Binding Letter of Interpretation was issued for this property on March 8, 2005. This Binding Letter states that the subject property does not contain jurisdictional wetlands, as defined in Section 24-5 of the Code. This Binding Letter is valid for a period of two years, and will expire on March 8, 2007. Therefore, a Class IV Wetland Permit will not be required for any work on this site. However, once the Binding Letter expires, DERM will need to re-evaluate the Class IV Permit issues on this property.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

An on-site inspection performed by DERM staff on August 10, 2006 revealed the presence of one specimen-sized lead tree, which is a prohibited tree, as referenced in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited trees must be removed from site prior to development. However, the subject property also contains trees resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application, and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency, subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement, and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305)372-6764.

cc: Lynne Talleda, Zoning Evaluation - P&Z
Ron Connally, Zoning Hearings - P&Z
Franklin Gutierrez, Zoning Agenda Coordinator - P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: VELASCO LTD HOLDINGS, INC

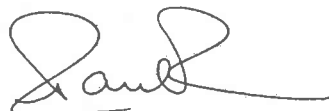
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 9 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9704	SW 97 Ave. s/o SW 88 St.	C	C
9714	SW 104 St. w/o US-1	D	D
9742	SW 112 St. e/o SW 112 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

30-JUN-06



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Rudolph F. Crew, Ed.D.

Ana Rijo-Conde, AICP, Facilities Planning Officer
Facilities Planning

December 15, 2005

Miami-Dade County School Board

Agustin J. Barrera, Chair
Perla Tabares Hantman, Vice Chair
Frank J. Bolaños
Evelyn Langlieb Greer
Dr. Robert B. Ingram
Dr. Martin Karp
Ana Rivas Logan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

06-158

Re: **Velasco Ltd. Holdings, Inc. - Application No. 05-238 (CC12)**
9310 SW 94 Avenue

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Miami Killian Senior High School currently operating at 150% of FISH % utilization (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on December 12, 2005, to discuss the impact of the proposed development on public schools.

The District is grateful that the applicant took the time to meet with the School District to discuss possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered to the School Board a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Ms. Maria Teresa-Fojo
December 15, 2005
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

$$\text{New residential unit square footage} \times .90 (\text{Square Footage Fee}) + \$600.00 (\text{Base Fee}) + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 5-unit development is estimated to generate approximately \$12,000 (\$2,400 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0676
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albueme
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Simon Ferro

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-338, Velasco Ltd. Holdings, Inc (CC12)

REQUEST: Zone change from EU-1 to EU-M

ACRES: 3 acres

MSA/Multiplier: 5.5/44

LOCATION: 9310 SW 94 Avenue

NUMBER OF UNITS: 5 additional single-family units (3 units currently permitted under existing zoning classification, for a total of 8 units)

ESTIMATED STUDENT POPULATION: 2 students*

ELEMENTARY: 1

MIDDLE: -

SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Kendale Elementary - 10693 SW 93 St.

MIDDLE: Glades Middle - 9451 SW 64 St.

SENIOR HIGH: Miami Killian Senior - 10655 SW 97 Ave.

All schools are located in Region 5

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

*12/10/06 Use same memo per Patty Good
from prior hearing application
05-338*

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Kendale Elem.	569/ 570*	706	81%/ 81%*	36	77%/ 77%*	584
Glades Middle	1438	804	179%	119	156%	1472
Miami Killian Sr.	3829/ 3830*	2323	165%/ 165%*	238	150%/ 150%*	4019

* increased student population as a result of the proposed development.

** Estimated # of students (cumulative) based on zoning/land use log (2001- present) and students are figured in current population. assuming all approved developments are built; also assumes none of the prior cumulative

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the middle and senior high schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition at Miami Killian Senior High School (875 student stations)	Construction	August 2006

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Middle School ("CC2") (Glades and Arvida Middle and Kenwood K-8 School Relief) (1241 student stations)	FY 07-08
New Senior High School ("III1") (Miami Palmetto and Killian Senior High School Relief) (1613 student stations)	FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	706
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2045
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	4811

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$13,098.

CAPITAL COSTS: Based on the State's December-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1	x	\$ 13,933	=	\$ 13,933
MIDDLE	0	x	\$ 15,974	=	\$ 0
SENIOR	1	x	\$ 21,139	=	\$ 21,139

Total Potential Capital Cost	\$ 35,072
------------------------------	-----------

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Charter School Enrollment in Miami-Dade County

School Name	Actual Enrollment		Projected Enrollment	
	2004-2005	2005-2006	2006-2007	Maximum
Academy of Arts & Minds	139	400	500	500
Archimedean Academy	432	525	525	525
Archimedean Middle Conservatory	55	160	240	240
ASPIRA Eugenio Maria de Hostos	299	600	600	600
ASPIRA Youth Leadership	291	450	450	450
ASPIRA South Youth Leadership	202	210	450	600
Aventura City of Excellence School	671	900	900	900
Balere Language Academy	155	175	250	450
Coral Reef Montessori	324	500	500	500
Doctors Charter School of Miami Shores	401	375	450	525
Doral Academy	728	2,200	2200	2,200
Doral Academy Middle School	809	1,250	1250	1,250
Doral Academy High School	908	1,800	1800	1,800
Doral Performing Arts & Entertainment Academy	50	100	150	200
Downtown Miami Charter School	558	650	650	650
Early Beginnings Academy – Civic Center	25	80	80	80
Early Beginnings Academy – North Shore	12	43	43	70
Florida International Academy	258	350	350	350
International Studies Charter High School	80	500	750	1,000
Keys Gate Charter School	1,085	1,150	1,150	1,150
Lawrence Academy	69	120	250	450
Liberty City Charter School	372	705	705	705
Life Skills Center Miami-Dade County	13	300	450	600
Mater Academy	700	1,150	1,150	1,150
Mater Academy Charter High School	1,158	1,300	1,300	1,300
Mater Academy Charter Middle School	1,157	1,300	1,300	1,300
Mater Academy East Charter School	310	800	800	800
Mater Academy East Middle School	103	250	250	250
Mater Performing Arts & Entertainment Academy	97	100	150	200
Miami Children's Museum	72	350	350	350
Miami Community Charter School	221	600	600	600
Oxford Academy of Miami	101	450	450	450
Pinecrest Preparatory Academy Middle School	216	750	800	800
Pinecrest Preparatory Academy	743	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	192	400	600	600
Renaissance Elementary Charter School	444	500	500	500
Renaissance Middle Charter School	43	50	700	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	17	36	36	36
School for Integrated Academics & Technologies	262	600	800	800
Somerset Academy	514	700	700	700
Somerset Academy Charter Middle School	70	300	300	300
Somerset Academy Charter High School	7	250	375	500
Spiral Tech. Elementary Charter School	71	290	290	290
Spirit City Academy	40	250	300	400
Sunshine Academy	100	150	200	450
The Charter School at Waterstone	1,001	1,000	1,000	1,000
Theodore R. and Thelma A. Gibson Charter School	11	500	600	600
Transitional Learning Academy	28	48	48	72
Youth Co-Op Charter School	508	525	525	525
TOTAL: 50 schools	16,141	27,514	30,139	32,690

Board Approved Applications for Schools Opening in Subsequent Years			
School Name	Enrollment		
	2005-2006	2006-2007	2007-2008
Charter on the Beach Middle School	-0-	250	250
Liceo ENLACE Miami Charter Academy	-0-	475	775
A Child's Journey Charter School	-0-	175	600
Atlantic Science Academy	-0-	600	840
Cooperative Charter School	-0-	100	200
Dr. Joseph Coats Grace Community Charter School	-0-	600	600
Excelsior Academy of Miami	-0-	450	450
Mosaic Bilingual Academy	-0-	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	-0-	800	1,600
Pinecrest Academy Charter High School	-0-	600	850
South Dade Charter Elementary School	-0-	625	750
Summerville Charter School	-0-	600	600
TOTAL: 12 schools	-0-	5,395	7,880
SUB-TOTAL (EXISTING + APPROVED): 62 schools	27,514	35,534	40,570

Board Approved Applications for Schools Opening in Subsequent Years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Somerset Academy	6	6,400
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School	1	800
Charter Academy of Excellence	1	600
Palmetto Bay Charter Academy	1	1,600
Princeton Charter Academy	1	1,600
Homestead Charter High School	1	2,000
South Miami-Dade Charter Elementary School	1	600
South Miami-Dade Charter Middle School	1	300
Total :	18 schools	17,050
GRAND TOTALS		
Number of Schools		Maximum Enrollment Capacity
80		57,620

6-29-05

NEW CHARTER SCHOOLS FOR 2005-2006

W/L	Name and Address of Charter School	Contact Information	Grade Levels
6006	Archimedean Middle Conservatory 12425 SW 72 St. Miami, FL 33183	Ms. Vasiliki Moysidis 305 640-6278	6-8
7016	Bridge Academy <i>Main Campus:</i> 8325 NE 2 Ave., Miami, FL 33138 <i>South Campus:</i> 224 Washington Ave., Homestead, FL 33030	Dr. Leo S. Cardona 954 907-2771 786 513-0546 Fax drleoc@myfra.com	12
6007	Charter on the Beach Middle School 2301 Normandy Dr. Miami Beach, FL 33141	Ms. Gladys Palacio 786 258-2505 gladyspalacio@aol.com	7-8
6040	Doctors Charter School of Miami Shores 11301 NW 5 Ave. Miami Shores, FL 33138	Ms. Maggie Manrara 305 795-2207 manraram@miamishoresvillage.com	6-12
7009	Doral Performing Arts & Entertainment Academy 11100 NW 27 St., Doral, FL 33172 and 2801 NW 112 Ave., Doral, FL 33172	Ms. Ofelia Alvarez 305 597-9950	9-12
4080	Early Beginnings – North Shore 985 NW 91 St. Miami, FL 33150 (North Shore Medical Center)	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
4070	Early Beginnings – Civic Center 1411 NW 14 Ave. Miami, Florida 33125	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
6027	Transitional Learning Academy 1411 NW 14 Ave. Miami, Florida 33125	Ms. Pamela Miller, Principal United Cerebral Palsy 305 325-1080	8-12
6008	Lawrence Academy 777 West Palm Drive Florida City, FL 33034	Dr. Keitha Burnett 305 281-3052 mkbur293@aol.com	6-8
1000	Liceo ENLACE! Miami 9705 E. Hibiscus Palmetto Bay, FL 33157	Ms. Lucy Puello-Capone 305 213-7723 ces1234@aol.com	K-8
6009	Mater East Academy Middle School 450 SW 4 St. Miami, FL 33130	Ms. Ana Valdes, Principal 305 324-4667	6-8

6-29-05

W/L	Name and Address of Charter School	Contact Information	Grade Levels
7014	Mater Performing Arts & Entertainment Academy 7901 NW 103 St. Hialeah Gardens, FL 33016	Ms. Christine McGuinn, Principal 305 828-1886	9-12
5010	Oxford Academy of Miami 10870 SW 106 St. Miami, FL 33176	Mr. Tobias Hernandez, Principal 305 598-4494 305 275-2003 Fax	K-5
5030	Sandor Wiener School of Opportunity, South 11025 SW 84 St. Miami, FL 33173	Ms. Lissa Gonzalez, Principal 305 279-3064 Lgonzalez1@dadeschools.net	PK-5
5050	Sunshine Academy 1733 NE 182 St. N. Miami Beach, FL 33162	Ms. Ann-Marie Manzano, Director 786 210-8324 manzanos5@netzero.net	K-8
1010	The Charter School at Waterstone 855 East Waterstone Way Homestead, FL 33034	Dr. Cristina Cruz, Principal drcruzwaterstone@aol.com Temporary office: Prime Outlets Mall 250 East Palm Drive, Suite 245 Florida City, FL 33034 305 248-6206 Fax: 305 248-6208 Email: info@charterschoolatwaterstone.com Web: www.charterschoolatwaterstone.com	K-8
6029	Spirit City Academy 3400 NW 135 St. Opa-locka, FL 33054	Ms. Cecilia Honeywood, Principal 786 493-1546 cahoneywood@dadeschools.net	6-8
7015	Life Skills Center Miami-Dade County 3535 NW 7 Street Miami, FL 33125	Mr. Jose Filpo 305 643-9111 305 643-9141 Fax jose.filpo@lifeskillscnters.com	10-12
6028	Renaissance Middle Charter School <i>Temporary location for 05-06:</i> 8360 NW 33 St. Miami, FL 33122	Ms. Ana Cordal, Principal 305 591-2225 acordal@dadeschools.net	6-8

Memorandum



Date: 26-FEB-07
To: Diane O'Quinn Williams, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2006000158

Fire Prevention Unit:

Applicant must provide an approved MDFR turn-around:

Cul-de-Sac right of way for residential, requires a 50 ft. radius right of way. The street and paving design must conform to criteria requiring either curb and gutter design allowing a minimum of 43 ft. of finished pavement radius or, a swale and sidewalk design with maximum 5 ft. sidewalk and maximum 5 ft. swale yielding 40 ft. finished pavement radius.

Service Impact/Demand:

Development for the above Z2006000158
located at SW CORNER OF SW 92 STREET AND THEORETICAL SW 94 AVENUE AKA 9310 S.W. 94 AVENUE,
MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 1828 is proposed as the following:

6 residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 1.59 alarms-annually.

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75' Ladder

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent date stamped June 19 2006. Substantial changes to the letter of intent will require additional service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

VELASCO LTD PARTNERSHIP
HOLDINGS, INC

SW CORNER OF SW 92 STREET
AND THEORETICAL SW 94 AVENUE
AKA 9310 S.W. 94 AVENUE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2006000158

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

An inspection of this property revealed overgrown grass and weeds. A 'Courtesy Warning Notice' was issued to the owners allowing 15 days to mow and clear the property.

Velasco LTD Partnership Holdings

Jaselyn Neyra

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Velasco Limited Partnership Holdings, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Heriberto Velasco Living Trust</u>	<u>50%</u>
<u>and</u>	
<u>Aqueda Velasco Living Trust</u>	<u>50%</u>
<u>4011 West Flagler Street, # 400</u>	
<u>Miami, Florida 33131</u>	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: Heriberto Velasco Living Trust and Aqueda Velasco Living Trust

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>Rolando Velasco</u>	<u>50%</u>
<u>Eric J. Velasco</u>	<u>50%</u>
<u>4011 West Flagler Street #400</u>	
<u>Miami, FL 33131</u>	

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

RECEIVED
206-158
JUN 05 2006

ZONING DEPARTMENT
GENERAL PLANNING AND ZONING DEPT.

Re-numbered

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable) _____

Percentage of Interest _____

RECEIVED
206-158
JUN 05 2006

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

Date of contract: _____

By _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____

Miriam Velasco Esquivel

(Applicant)

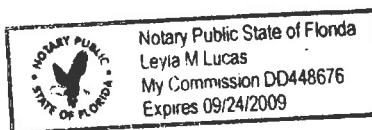
Velasco Limited Partnership Holdings, Inc.

By: Miriam Velasco-Esquivel, Vice President

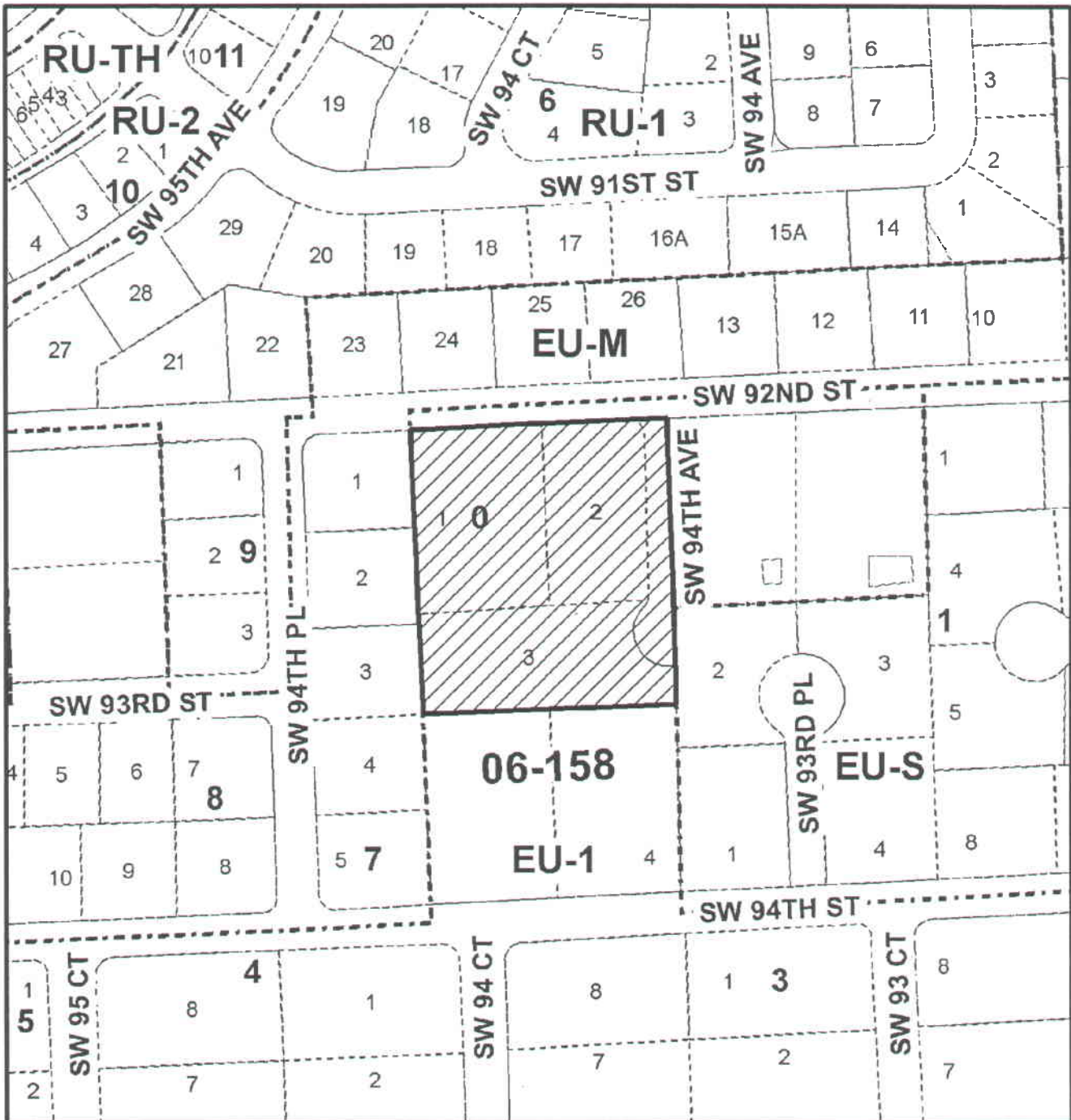
Sworn to and subscribed before me this _____ day of October _____, 2005. Affiant is personally known to me or has produced _____ as identification.

Leyla M. Lucas
(Notary Public)

My commission expires _____



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



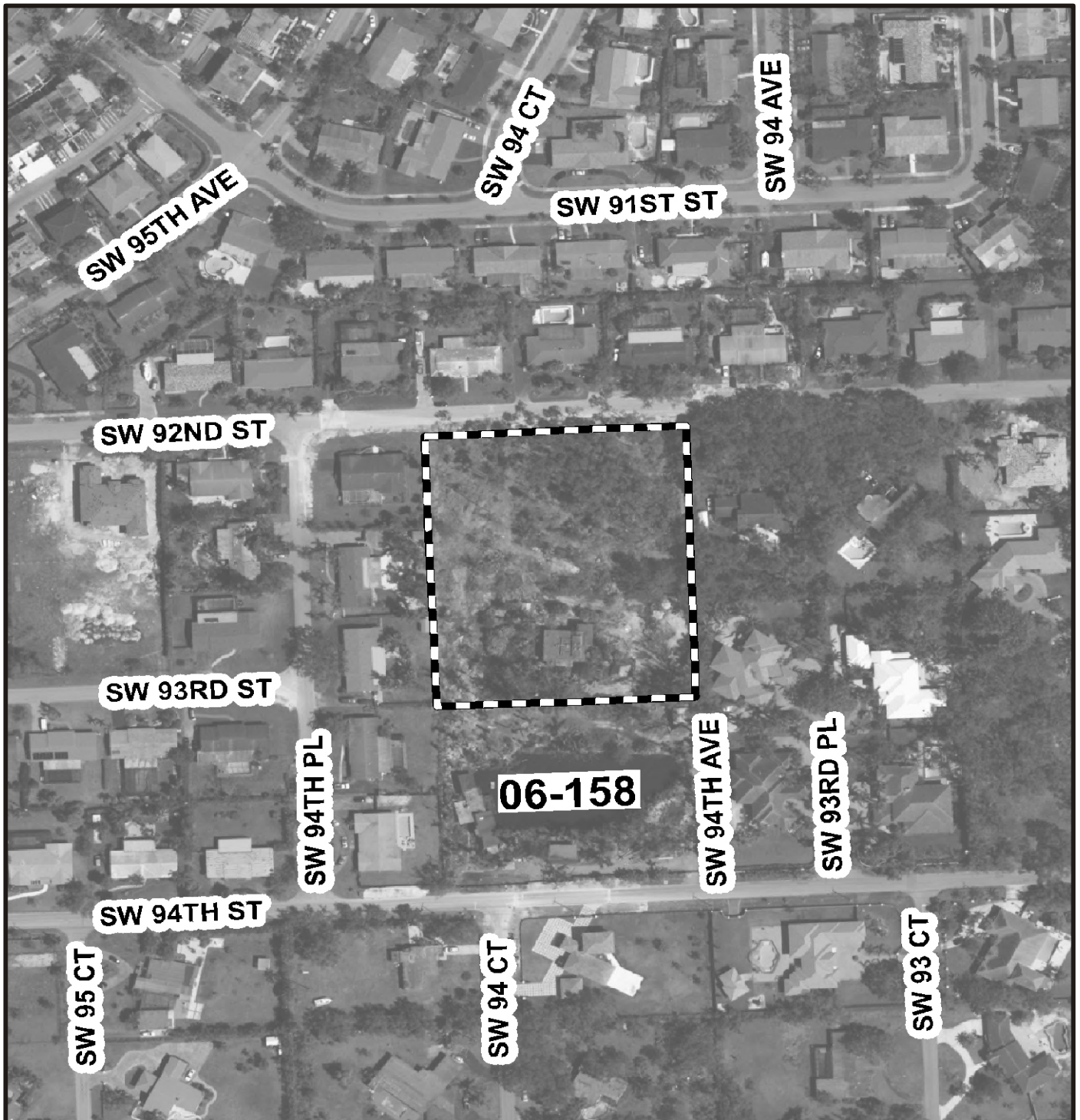
MIAMI-DADE COUNTY HEARING MAP

Section: 04 Township: 55 Range: 40
 Process Number: 06-158
 Applicant: VELASCO LTD HOLDINGS, INC.
 Zoning Board: C12
 District Number: 08
 Drafter ID: ALFREDO
 Scale: 1:200'

SCALE
 0 1 2 3 4 5 6 7 8 9 10
 N

 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 04 Township: 55 Range: 40
Process Number: 06-158
Applicant: VELASCO LTD HOLDINGS, INC.
Zoning Board: C12
District Number: 08
Drafter ID: ALFREDO
Scale: NTS



4. VELASCO LIMITED PARTNERSHIP HOLDINGS, INC.
(Applicant)

06-6-CZ12-4 (05-338)
Area 12/District 8
Hearing Date: 6/6/06

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1964	William Ward	Variance of square footage requirement/ abuts to easement.	ZAB	Approved w/conds.
1979	Henry & Mary Fierro	<ul style="list-style-type: none">- Non-Use variance of lot frontage and area requirement.- Special exception to permit a single-family residential site to be serviced by private easements.- Variance of zoning regulations.- Variance of setback requirements.- Non-Use variance of depth requirements.	ZAB	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: Velasco Ltd. Partnership Holdings, Inc.

PH: Z05-338 (06-6-CZ12-4)

SECTION: 4-55-40

DATE: June 6, 2006

COMMISSION DISTRICT: 12

ITEM NO.: 4

A. INTRODUCTION:

o **REQUEST:**

EU-1 to EU-M

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from EU-1, One Acre Estate Single-Family Residential District, to EU-M, Modified Estate Residential District.

o **LOCATION:**

9310 SW 94 Avenue, Miami-Dade County, Florida

o **SIZE:** 2.94 Acres

o **IMPACT:**

The approval of the requested district boundary change will provide additional housing units for the community. The rezoning of this site will have a minimal impact on the schools, water and sewer services, and traffic in the area.

B. ZONING HEARINGS HISTORY:

In 1979, the Zoning Appeals Board (ZAB) approved with conditions, pursuant to Resolution No. 4-ZAB-123-79, a Special Exception of zoning regulations requiring all uses to abut on a public street or road and to permit a platted lot to be served by a private easement; a variance requiring each lot to have access to a public street and to permit a platted lot to be served by a private easement; and a variance of lot frontage requirements to permit a lot with a frontage of 25' (125' required) as a proposed single-family building site. In 1964, the ZAB approved with conditions on another portion of the site, pursuant to Resolution No. 2-ZAB-339-64, a variance of lot area and setback requirements and a variance of zoning regulations requiring all lots to abut on a public street or road.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum

of 1.0 to a maximum of 2.5 dwelling units per gross acre.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; Vacant

Estate Density Residential, 1 to 2.5 du/a

Surrounding Properties:

NORTH: EU-M; Single-family residences

Estate Density Residential, 1 to 2.5 du/a

SOUTH: EU-1; Single-family residence
Vacant

Estate Density Residential, 1 to 2.5 du/a

EAST: EU-1; Single-family residence
EU-S; Single-family residences

Estate Density Residential, 1 to 2.5 du/a

WEST: EU-M; Single-family residences

Estate Density Residential, 1 to 2.5 du/a

This 2.94-acre parcel is located at 9310 SW 94 Avenue. Single-family residences characterize the surrounding area.

E. SITE AND BUILDINGS:

Site Plan Review:

(no plans submitted)

Scale/Utilization of Site:

Unacceptable

Location of Buildings:

N/A

Compatibility:

Unacceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

Unacceptable

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A

Energy Considerations:

N/A

Roof Installations:

N/A

Service Areas:

N/A

Signage:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, **Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No comment
MDTA	No comment
Fire Rescue	No objection
Police	No objection
Schools	9 students

*Subject to the conditions as indicated in the attached memoranda.

H. ANALYSIS:

The subject property is a 2.94-acre parcel located at 9310 SW 94 Avenue. The applicant is seeking a zone change from EU-1, One Acre Estate Single-Family Residential District, to EU-M, Modified Estate Residential District. Single-family residences characterize the surrounding area. Three EU-M zoned single-family residences abut the subject property to the west and on the north side of SW 92 Street. A vacant parcel of land and a single-family residence can be found to the south of the subject property, both zoned EU-1. To the

southeast of the subject property can be found a residential enclave developed under the EU-S zoning regulations.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria and will generate **10** additional PM daily peak hour **vehicle trips**. However, the distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of roadways, which are currently operating at LOS "C", "D", and "E". **Miami-Dade County Public Schools** (MDCPS) has indicated that the approval of the application will bring **2** additional **students** into the area's public schools. They also indicated that the proposed residential development will impact Miami Killian Senior High School currently operating at 150% of the Florida Inventory of School Houses (FISH) percent utilization, which exceeds the 115% FISH MDCPS capacity. On December 12, 2005, MDCPS discussed with the applicant the impact of the proposed development on public schools, and the applicant has voluntarily proffered a Declaration of Restrictions to MDCPS in order to provide a monetary donation over and above impact fees as required by the Educational Facilities Impact Fee Ordinance.

This application would permit the applicant to provide additional housing for the community. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use. It permits a minimum of 1 unit to a maximum of 2.5 dwelling units per gross acre, which would allow the applicant to develop the site with a maximum of 7 residential units. The proposed EU-M zoning will allow the applicant to develop the site with single-family residential units at a density of 2.42 dwelling units per net acre, totaling a maximum of 7 residential units on the 2.94-acre subject property. As such, the proposed EU-M zoning would be **consistent** with the numerical threshold permitted by the LUP map of the CDMP. However, staff opines that the requested EU-M zoning would be **incompatible** with the surrounding area that consists of EU-1 and EU-S properties to the south and east. Although there are currently three EU-M parcels abutting the subject property to the west, the lot sizes for these properties are approximately 16,500 square feet. EU-M zoning requires a minimum net lot area of 15,000 square feet. Research indicates that the sizes of the lots to the south and to the east of the subject property range from 29,496 square feet to 39,640 square feet. Staff does not support the request for a district boundary change to EU-M, which would allow 15,000 square foot residential lots in place of the existing one gross acre estate lots which is required under EU-1 zoning district regulations. Staff notes that the 2.94-acre subject property is part of a small portion of remaining EU-1 properties that are located north of SW 94 Street. The neighboring EU-M and EU-S zoning districts would be indicative of a logical continuum of rezoning the remnant EU-1 properties to either one of the alternate EU-S or EU-M zoning districts. Although staff would be supportive of the rezoning of the property from EU-1 to a higher density category, staff opines that a district boundary change to EU-M would be incompatible with the neighboring property's lot sizes and would not serve as a sensitive density transition from the EU-M to the EU-1 properties found in the immediate area. Staff notes that a rezoning of the subject property to EU-S would allow the


applicant to develop the site with single-family residential units at a density of 1.74 dwelling units per gross acre, totaling a maximum of 5 residential units. The EU-S zoning district requires a minimum lot area of 25,000 square feet, a minimum frontage of 125' and a minimum lot depth of 135'. As such, the proposed EU-S zoning would be **consistent** with the numerical threshold permitted by the LUP map of the CDMP and would be **compatible** with the surrounding area.

The Department of Planning and Zoning would support a zone change to EU-S in lieu of the requested EU-M. Developing the site with 5 units would be less intensive than the requested EU-M zoning which, as previously mentioned, would allow the development of 7 single-family residences on said parcel. Staff notes that the subject property is located in a section of land (4-55-40), where the EU-1 zoning district is clearly demarked by a roadway. The areas to the south of SW 94 Street are predominantly zoned EU-1, and the areas to the north of said road are zoned at a much higher density, including areas of EU-S, EU-M and RU-1. The recommended EU-S zoning would provide a logical transition between the higher density zoning to the north and west of the subject property and the EU-1 zoning found to the south and east. Staff notes that in 1990, pursuant to Resolution Z-18-90, the Board of County Commissioners (BCC) approved a district boundary change from EU-1 to EU-S on the neighboring property to the southeast and a portion of the east. Additional requests were also sought and granted for an unusual use to permit an entrance feature consisting of an electronic gate, non-use variances of lot frontage requirements, and to permit five lots to face an ingress and egress easement. As such, staff opines that the recommended zone change to EU-S in lieu of the requested EU-M zoning district would be **compatible** with the current EU-S zoning of single-family residential developments located to the east of the subject property and is **consistent** with the estate density land use designation of the LUP map of the CDMP. Accordingly, staff recommends a modified approval of the zone change from EU-1 to EU-S, in lieu of the requested EU-M.

I. **RECOMMENDATION:** Modified Approval of the zone change from EU-1 to EU-S, in lieu of EU-M.

J. **CONDITIONS:** None.

DATE INSPECTED: 01/12/06
DATE TYPED: 04/06/06
DATE REVISED: 04/07/06; 04/10/06; 05/05/06
DATE FINALIZED: 05/10/06
DO'QW:AJT:MTF:LVT:JED:JGM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: November 29, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name.

Subject: C-12 #Z2005000338
Velasco Limited Partnership Holdings, Inc.
9310 SW 94th Avenue
District Boundary Change from EU-1 to EU-M
(EU-1) (3 Ac.)
04-55-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Wellfield Protection:

The subject property is located within the Average Day Pumpage Wellfield Protection Area of the Alexander Orr/Snapper Creek/Southwest wellfield complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

A Binding Letter of Interpretation was issued for this property on March 8, 2005. This binding letter states that the subject property does not contain jurisdictional wetlands as defined by Section 24-5 of the Code. The said letter is valid for a period of two years, and will expire on March 8, 2007. Therefore, a Class IV Wetland Permit will not be required for any work on this site. However, once the binding letter expires DERM will need to re-evaluate the Class IV Permit issues on this property.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation:

Section 24-49 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees (trunk diameter $\geq 18"$), on the site. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on site will be required prior to reviewing the tree removal permit application. Prior to subsequent development orders, the applicant must submit, for DERM review and approval, a site plan which includes a tree survey with the trees numbered, indicating the tree species, diameter at breast height and location of all specimen-sized trees on site.

The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the permits and enforcement database and the enforcement case tracking system and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: VELASCO LIMITED PARTNERSHIP HOLDINGS, INC

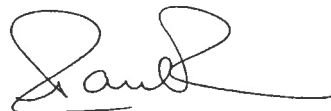
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 10 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9704	SW 97 Ave. s/o SW 88 St.	C	C
9714	SW 104 St. w/o US-1	D	D
9742	SW 112 St. e/o SW 112 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

07-APR-06



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools

Rudolph F. Crew, Ed.D.

Ana Rijo-Conde, AICP, Facilities Planning Officer

Facilities Planning

December 15, 2005

Miami-Dade County School Board

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Perla Tabares Hantman, Vice Chair

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Evelyn Langlieb Greer

Dr. Robert B. Ingram

Dr. Martin Karp

Ana Rivas Logan

Dr. Marta Pérez

Dr. Solomon C. Stinson

Ms. Maria Teresa-Fojo, Division Chief
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: Velasco Ltd. Holdings, Inc. - Application No. 05-338 (CC12)
9310 SW 94 Avenue

Dear Ms. Fojo:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Miami Killian Senior High School currently operating at 150% of FISH % utilization (please see attached analysis).

Additionally, at its April 13, 2005 meeting, the Board approved School District criteria that would allow District staff to make recommendations on residential zoning applications that impact public schools beyond the 115% of FISH capacity threshold (Review Criteria). Pursuant to the Interlocal and the recently approved Review Criteria, the District met with the applicant on December 12, 2005, to discuss the impact of the proposed development on public schools.

The District is grateful that the applicant took the time to meet with the School District to discuss possible mitigation options outlined in the Review Criteria that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered to the School Board a monetary donation, over and above impact fees. The payment of the required educational impact fees for this proposed development and the proffered monetary donation will provide the full capital cost of student stations for the additional students generated by the proposed development. Please be advised that such a proffer by the applicant is subject to School Board approval at an upcoming meeting.

Ms. Maria Teresa-Fojo
December 15, 2005
Page Two

Also, attached is a list of approved Charter School Facilities, which may provide relief on a countywide basis.


Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 5-unit development is estimated to generate approximately \$12,000 (\$2,400 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-0676
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albueme
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Simon Ferro

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 05-338, Velasco Ltd. Holdings, Inc (CC12)

REQUEST: Zone change from EU-1 to EU-M

ACRES: 3 acres

MSA/Multiplier: 5.5/.44

LOCATION: 9310 SW 94 Avenue

NUMBER OF UNITS: 5 additional single-family units (3 units currently permitted under existing zoning classification, for a total of 8 units)

ESTIMATED STUDENT POPULATION: 2 students*

ELEMENTARY: 1

MIDDLE: -

SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Kendale Elementary - 10693 SW 93 St.

MIDDLE: Glades Middle – 9451 SW 64 St.

SENIOR HIGH: Miami Killian Senior - 10655 SW 97 Ave.

All schools are located in Region 5

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2005:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE	CUMULATIVE STUDENTS **
Kendale Elem.	569/ 570*	706	81%/ 81%*	36	77%/ 77%*	584
Glades Middle	1438	804	179%	119	156%	1472
Miami Killian Sr.	3829/ 3830*	2323	165%/ 165%*	238	150%/ 150%*	4019

* increased student population as a result of the proposed development.

** Estimated # of students (cumulative) based on zoning/land use log (2001- present) and students are figured in current population. assuming all approved developments are built; also assumes none of the prior cumulative

Notes:

- 1) Figures above reflect the impact of the class size amendment.
- 2) Pursuant to the Interlocal Agreement, the middle and senior high schools meet the review threshold.

PLANNED RELIEF SCHOOLS IN THE AREA

(information included in proposed 5-Year Capital Plan, 2005-2009, dated January 2005):

Projects in Planning, Design or Construction

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Addition at Miami Killian Senior High School (875 student stations)	Construction	August 2006

Proposed Relief Schools

<u>School</u>	<u>Funding Year</u>
New Middle School ("CC2") (Glades and Arvida Middle and Kenwood K-8 School Relief) (1241 student stations)	FY 07-08
New Senior High School ("III1") (Miami Palmetto and Killian Senior High School Relief) (1613 student stations)	FY 07-08

Estimated Permanent Elementary Seats (Current and Proposed in 5-Year Plan)	706
Estimated Permanent Middle Seats (Current and Proposed in 5-Year Plan)	2045
Estimated Permanent Senior High seats (Current and Proposed in 5-Year Plan)	4811

Note: Some of the proposed schools will add relief to more than one school and new seats will be assigned based on projected need.

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$6,549 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$13,098.

CAPITAL COSTS: Based on the State's December-2005 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1	x	\$ 13,933	=	\$ 13,933
MIDDLE	0	x	\$ 15,974	=	\$ 0
SENIOR	1	x	\$ 21,139	=	\$ 21,139

Total Potential Capital Cost	\$ 35,072
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Charter School Growth in Miami-Dade County

Existing Charter Schools				
School Name	Actual Enrollment (8-10-05)	Projected Enrollment (as per contract)		
		2005-2006	2006-2007	Maximum
Academy of Arts & Minds	139	400	500	500
Archimedean Academy	432	525	525	525
Archimedean Middle Conservatory	55	160	240	240
ASPIRA Eugenio Maria de Hostos	299	600	600	600
ASPIRA Youth Leadership	291	450	450	450
ASPIRA South Youth Leadership	202	210	450	600
Aventura City of Excellence School	671	900	900	900
Balere Language Academy	155	175	250	450
Coral Reef Montessori	324	500	500	500
Doctors Charter School of Miami Shores	401	375	450	525
Doral Academy	728	2,200	2200	2,200
Doral Academy Middle School	809	1,250	1250	1,250
Doral Academy High School	908	1,800	1800	1,800
Doral Performing Arts & Entertainment Academy	50	100	150	200
Downtown Miami Charter School	558	650	650	650
Early Beginnings Academy – Civic Center	25	80	80	80
Early Beginnings Academy – North Shore	12	43	43	70
Florida International Academy	258	350	350	350
International Studies Charter High School	80	500	750	1,000
Keys Gate Charter School	1,085	1,150	1,150	1,150
Lawrence Academy	69	120	250	450
Liberty City Charter School	372	705	705	705
Life Skills Center Miami-Dade County	13	300	450	600
Mater Academy	700	1,150	1,150	1,150
Mater Academy Charter High School	1,158	1,300	1,300	1,300
Mater Academy Charter Middle School	1,157	1,300	1,300	1,300
Mater Academy East Charter School	310	800	800	800
Mater Academy East Middle School	103	250	250	250
Mater Performing Arts & Entertainment Academy	97	100	150	200
Miami Children's Museum	72	350	350	350
Miami Community Charter School	221	600	600	600
Oxford Academy of Miami	101	450	450	450
Pinecrest Preparatory Academy Middle School	216	750	800	800
Pinecrest Preparatory Academy	743	1,250	1,250	1,250
Rosa Parks Charter School/Florida City	192	400	600	600
Renaissance Elementary Charter School	444	500	500	500
Renaissance Middle Charter School	43	50	700	1,600
Sandor Wiener School of Opportunity	19	72	72	72
Sandor Wiener School of Opportunity, South	17	36	36	36
School for Integrated Academics & Technologies	262	600	800	800
Somerset Academy	514	700	700	700
Somerset Academy Charter Middle School	70	300	300	300
Somerset Academy Charter High School	7	250	375	500
Spiral Tech. Elementary Charter School	71	290	290	290
Spirit City Academy	40	250	300	400
Sunshine Academy	100	150	200	450
The Charter School at Waterstone	1,001	1,000	1,000	1,000
Theodore R. and Thelma A. Gibson Charter School	11	500	600	600
Transitional Learning Academy	28	48	48	72
Youth Co-Op Charter School	508	525	525	525
TOTAL: 50 schools	16,141	27,514	30,139	32,690

Board-Approved Contracts for Schools to Open in Future Years			
School Name	Projected Enrollment (as per contract)		
	2005-2006	2006-2007	Maximum
Charter on the Beach Middle School	-0-	250	250
Liceo ENLACE Miami! Charter Academy	-0-	475	775
A Child's Journey Charter School	-0-	175	600
Atlantic Science Academy	-0-	600	840
Cooperative Charter School	-0-	100	200
Dr. Joseph Coats Grace Community Charter School	-0-	600	600
Excelsior Academy of Miami	-0-	450	450
Mosaic Bilingual Academy	-0-	120	365
North Miami/Florida Int'l Univ. Charter Sr. High School	-0-	800	1,600
Pinecrest Academy Charter High School	-0-	600	850
South Dade Charter Elementary School	-0-	625	750
Summerville Charter School	-0-	600	600
TOTAL: 12 schools	-0-	5,395	7,880
SUB-TOTAL (EXISTING +APPROVED): 62 schools	27,514	35,534	40,570

Board-Approved applications for schools opening in subsequent years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Somerset Academy	6	6,400
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School	1	800
Charter Academy of Excellence	1	600
Palmetto Bay Charter Academy	1	1,600
Princeton Charter Academy	1	1,600
Homestead Charter High School	1	2,000
South Miami-Dade Charter Elementary School	1	600
South Miami-Dade Charter Middle School	1	300
Total :	18 schools	17,050
GRAND TOTALS		
Number of Schools		Maximum Enrollment Capacity
80		57,620

NEW CHARTER SCHOOLS FOR 2005-2006

W/L	Name and Address of Charter School	Contact Information	Grade Levels
6006	Archimedean Middle Conservatory 12425 SW 72 St. Miami, FL 33183	Ms. Vasiliki Moysidis 305 640-6278	6-8
7016	Bridge Academy <i>Main Campus:</i> 8325 NE 2 Ave., Miami, FL 33138 <i>South Campus:</i> 224 Washington Ave., Homestead, FL 33030	Dr. Leo S. Cardona 954 907-2771 786 513-0546 Fax drleoc@myfra.com	12
6007	Charter on the Beach Middle School 2301 Normandy Dr. Miami Beach, FL 33141	Ms. Gladys Palacio 786 258-2505 gladyspalacio@aol.com	7-8
6040	Doctors Charter School of Miami Shores 11301 NW 5 Ave. Miami Shores, FL 33138	Ms. Maggie Manrara 305 795-2207 manraram@miamishoresvillage.com	6-12
7009	Doral Performing Arts & Entertainment Academy 11100 NW 27 St., Doral, FL 33172 and 2601 NW 112 Ave., Doral, FL 33172	Ms. Ofelia Alvarez 305 597-9950	9-12
4080	Early Beginnings – North Shore 985 NW 91 St. Miami, FL 33150 (North Shore Medical Center)	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
4070	Early Beginnings – Civic Center 1411 NW 14 Ave. Miami, Florida 33125	Ms. Carol Byrd, Principal United Cerebral Palsy 305 325-1080	PK-K
6027	Transitional Learning Academy 1411 NW 14 Ave. Miami, Florida 33125	Ms. Pamela Miller, Principal United Cerebral Palsy 305 325-1080	8-12
6008	Lawrence Academy 777 West Palm Drive Florida City, FL 33034	Dr. Keitha Burnett 305 281-3052 mkbur293@aol.com	6-8
1000	Liceo ENLACE! Miami 9705 E. Hibiscus Palmetto Bay, FL 33157	Ms. Lucy Puella-Capone 305 213-7723 ces1234@aol.com	K-8
6009	Mater East Academy Middle School 450 SW 4 St. Miami, FL 33130	Ms. Ana Valdes, Principal 305 324-4667	6-8

W/L	Name and Address of Charter School	Contact Information	Grade Levels
7014	Mater Performing Arts & Entertainment Academy 7901 NW 103 St. Hialeah Gardens, FL 33016	Ms. Christine McGuinn, Principal 305 828-1886	9-12
5010	Oxford Academy of Miami 10870 SW 106 St. Miami, FL 33176	Mr. Tobias Hernandez, Principal 305 598-4494 305 275-2003 Fax	K-5
5030	Sandor Wiener School of Opportunity, South 11025 SW 84 St. Miami, FL 33173	Ms. Lissa Gonzalez, Principal 305 279-3064 Lgonzalez1@dadeschools.net	PK-5
5050	Sunshine Academy 1733 NE 162 St. N. Miami Beach, FL 33162	Ms. Ann-Marie Manzano, Director 786 210-8324 manzanos5@netzero.net	K-8
1010	The Charter School at Waterstone 855 East Waterstone Way Homestead, FL 33034	Dr. Cristina Cruz, Principal drcruzwaterstone@aol.com Temporary office: Prime Outlets Mall 250 East Palm Drive, Suite 245 Florida City, FL 33034 305 248-6206 Fax: 305 248-6208 Email: info@charterschoolatwaterstone.com Web: www.charterschoolatwaterstone.com	K-8
6029	Spirit City Academy 3400 NW 135 St. Opa-locka, FL 33054	Ms. Cecilia Honeywood, Principal 786 493-1546 cahoneywood@dadeschools.net	6-8
7015	Life Skills Center Miami-Dade County 3535 NW 7 Street Miami, FL 33125	Mr. Jose Filpo 305 643-9111 305 643-9141 Fax jose.filpo@lifeskillscnters.com	10-12
6028	Renaissance Middle Charter School Temporary location for 05-06: 8360 NW 33 St. Miami, FL 33122	Ms. Ana Cordal, Principal 305 591-2225 acordal@dadeschools.net	6-8

Memorandum



Date: 18-OCT-05

To: Diane O'Quinn Williams, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue

Subject: Z2005000338

Fire Prevention Unit:

Fire Water & Engineering has no objection to plans presented with letter of intent dated October 5 2005. Applicant must submit changes to this plan for review and approval.

Service Impact/Demand:

Development for the above Z2005000338
located at 9310 S.W. 94 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1829 is proposed as the following:

<u>7</u> single	dwelling units	<u>industrial</u>	square feet
<u>multifamily</u>	dwelling units	<u>institutional</u>	square feet
<u>commercial</u>	square feet	<u>nursing home</u>	square feet

Based on this development information, estimated service impact is: 1.88 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75' Aerial

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None

Fire Planning Additional Comments

Current service impact calculated based on letter of intent dated October 5 2005. Substantial changes to the letter of intent will require additional service impact analysis.

DATE: 03/30/06

REVISION 2

TEAM METRO

ENFORCEMENT HISTORY

VELASCO LIMITED PARTNERSHIP
HOLDINGS, INC

9310 SW 94 AVE

APPLICANT

ADDRESS

Z2005000338

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

No current violations.

J. Lopez

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Velasco Limited Partnership Holdings, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Heriberto Velasco Living Trust</u>	<u>50%</u>
<u>and</u>	
<u>Agueda Velasco Living Trust</u>	<u>50%</u>
<u>4011 West Flagler Street, # 400</u>	
<u>Miami, Florida 33131</u>	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: Heriberto Velasco Living Trust and Agueda Velasco Living Trust

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u>Rolando Velasco</u>	<u>50%</u>
<u>Eric J. Velasco</u>	<u>50%</u>
<u>4011 West Flagler Street #400</u>	
<u>Miami, FL 33131</u>	

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2015-338
MIAMI DADE COUNTY PUBLIC RECORDS
BY f

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>

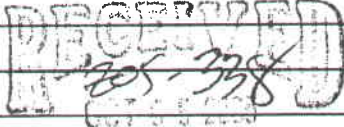

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

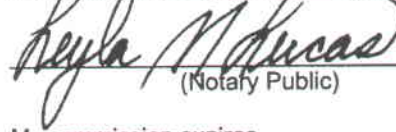
 2005-11-03 10:00 AM MIAMI-DADE PLANNING AND ZONING DEPT BY: _____	 2005-11-03 10:00 AM MIAMI-DADE PLANNING AND ZONING DEPT BY: _____
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NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

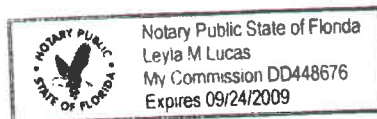
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Miriam Velasco Esquivel
(Applicant) Velasco Limited Partnership Holdings, Inc.
By: Miriam Velasco-Esquivel, Vice President

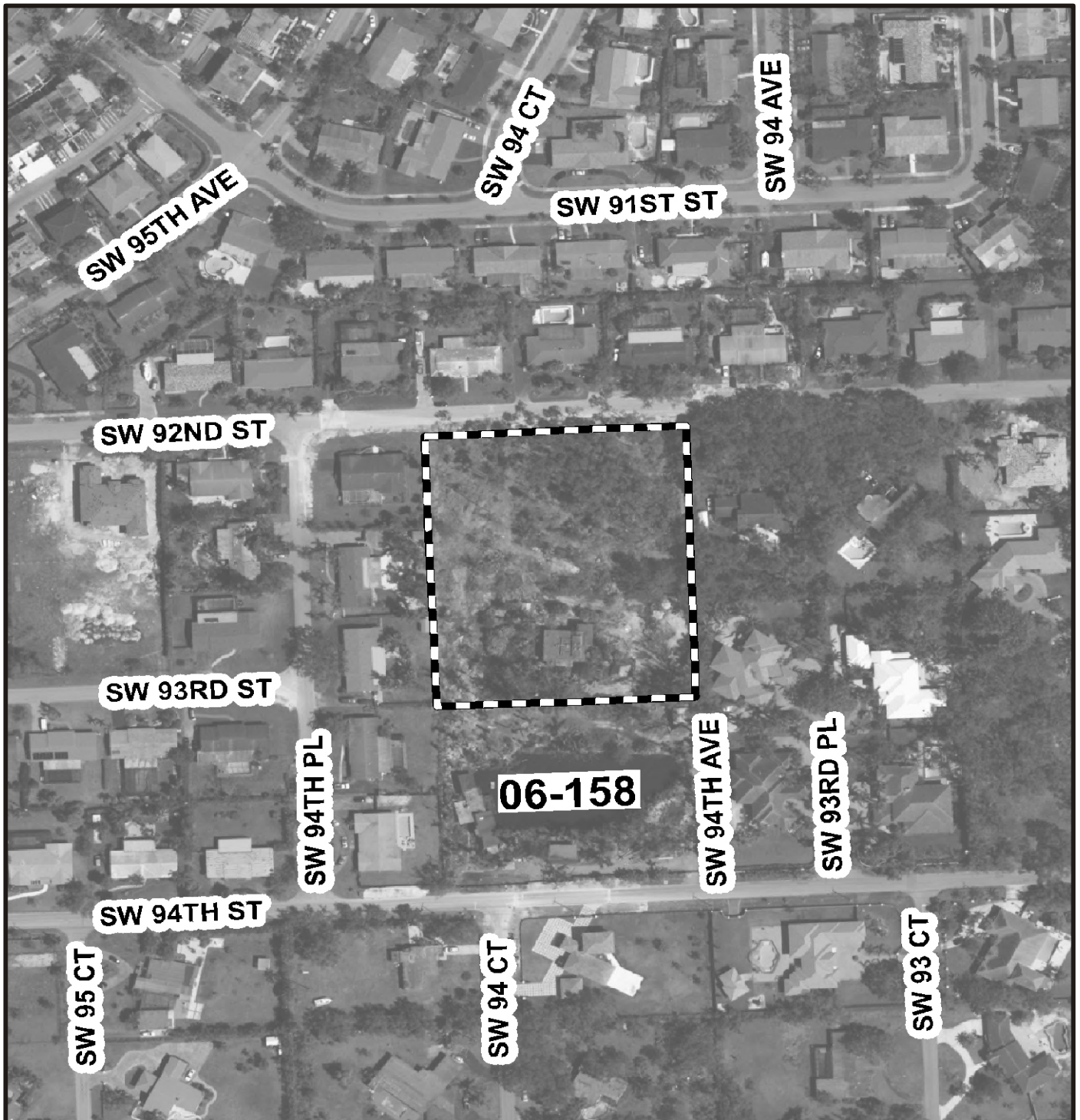
Sworn to and subscribed before me this _____ day of October, 2005. Affiant is personally known to me or has produced D.L. # 422545766870 as identification.


(Notary Public)

My commission expires _____



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



MIAMI-DADE COUNTY
AERIAL

Section: 04 Township: 55 Range: 40
Process Number: 06-158
Applicant: VELASCO LTD HOLDINGS, INC.
Zoning Board: C12
District Number: 08
Drafter ID: ALFREDO
Scale: NTS



Memorandum



Date: October 12, 2006

To: Diane O'Quinn Williams, Director
Department of Planning and Zoning

From: Roosevelt Bradley, Director
Miami-Dade Transit

Subject: FY-07 Blanket Concurrency Approval for Transit

A handwritten signature in black ink, appearing to read "Roosevelt Bradley", with a stylized flourish at the end.

This memorandum serves as a blanket authorization for the Department of Planning and Zoning to continue to approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66. Administrative Order 4-85 and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area included in the 2005 Transit Development Program (TDP) update (Figure IV-3, page IV-23), we are able to re-authorize your department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the Level-of-Service (LOS) for mass transit established in the above referenced County Rules and Regulations.

MDT continues to advance the development process for the North Corridor transit project along NW 27th Avenue from 62nd Street to the Broward County Line. Please ask your staff to continue to signal any application whose address is on NW 27th Avenue, between these two points, so that they may be reviewed by MDT Staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2006 to September 30, 2007, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at (305) 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Albert Hernandez, Deputy Director
MDT Planning and Engineering
Mario G. Garcia, Chief
MDT System Planning Division
Helen A. Brown, Concurrency Administrator
Department of Planning and Zoning

Memorandum



Date: November 30, 2006

To: Dianne O'Quinn Williams, Director
Department of Planning and Zoning

From: Vivian Donnell Rodriguez, Director
Park and Recreation Department

Subject: Concurrency approval

This memorandum updates the blanket concurrency approval memo of November 15, 2005. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until November 30, 2007. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

2006 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	332,396	36,047	368,443	1,013.21	963.51	455.52	85.32	1,504.35	491.14	1.484
2	520,177	33,762	553,939	1,523.31	1,476.12	447.53	139.79	2,063.44	540.13	1.354
3	141,699	59,407	201,106	553.03	578.93	126.30	6.90	712.13	159.10	1.287
T:	994,272	129,216	1,123,488	3,089.55	3,018.56	1,029.35	232.01	4,279.92	1,190.37	1.375

Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File

Memorandum



Date: September 15, 2006

To: Diane O'Quinn Williams, Director, Department of Planning and Zoning

From: *Kathleen Woods Richardson*
Kathleen Woods-Richardson, Director, Department of Solid Waste Management

Subject: Solid Waste Disposal Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of ten (10) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements, long term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2013 or two (2) years beyond the minimum standard (five years capacity). This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2007), at which time a new determination will be issued. If, however, a significant event occurs which substantially alters the projection, the Department will issue an updated determination.

Attachment

cc: Vicente Castro, Deputy Director, Operations
Dana M. Moss, Sr., Deputy Director, Administration and Finance
James Bostic, Assistant Director, Operations
Asok Ganguli, Assistant Director, Technical Services
David Ritchey, Assistant Director, Administration

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13 2006

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

Department of Solid Waste Management (DSWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2006-07 Through Fiscal Year 2015-16

FISCAL YEAR PERIOD	WASTE PROJECTION	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL		
OCT. 1, 2006 TO SEPT. 30, 2007	1,776,000	783,085	167,000	616,085	2,499,001	180,000	2,319,001	1,896,521	354,000	1,542,521	250,000	951,000	825,000
OCT. 1, 2007 TO SEPT. 30, 2008	1,776,000	616,085	167,000	449,085	2,319,001	180,000	2,139,001	1,542,521	354,000	1,188,521	250,000	951,000	825,000
OCT. 1, 2008 TO SEPT. 30, 2009	1,776,000	449,085	167,000	282,085	2,139,001	180,000	1,959,001	1,188,521	354,000	834,521	250,000	951,000	825,000
OCT. 1, 2009 TO SEPT. 30, 2010	1,776,000	282,085	167,000	115,085	1,959,001	180,000	1,779,001	834,521	354,000	480,521	250,000	951,000	825,000
OCT. 1, 2010 TO SEPT. 30, 2011	1,776,000	115,085	115,085	0	1,779,001	231,915	1,547,086	480,521	354,000	126,521	250,000	951,000	825,000
OCT. 1, 2011 TO SEPT. 30, 2012	1,776,000	0	0	0	1,547,086	574,479	972,607	126,521	126,521	0	250,000	951,000	825,000
OCT. 1, 2012 TO SEPT. 30, 2013	1,776,000	0	0	0	972,607	701,000	271,607	0	0	0	250,000	951,000	825,000
OCT. 1, 2013 TO SEPT. 30, 2014	1,776,000	0	0	0	271,607	271,607	0	0	0	0	250,000	521,607	825,000
OCT. 1, 2014 TO SEPT. 30, 2015	1,776,000	0	0	0	0	0	0	0	0	0	250,000	250,000	825,000
OCT. 1, 2015 TO SEPT. 30, 2016	1,776,000	0	0	0	0	0	0	0	0	0	0	0	825,000
REMAINING YEARS				4			7			5			

ANNUAL DISPOSAL RATE (in tons)

RESOURCES RECOVERY ASHFILL	167,000
SOUTH DADE LANDFILL	180,000
NORTH DADE LANDFILL	354,000
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	<u>951,000</u>

* Ashfill capacity for Cell 19 (Cell 20 is not included). When Cell 19 is depleted Resources Recovery Plant Ash and Okeelanta Ash will go to South Dade Landfill and WMI.

** South Dade includes Cells 3 and 4 (Cell 5 is not included). Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes to South Dade Landfill and WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons. WMI disposal contract ends September 30, 2015.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated August, 2006.



MEMORANDUM

*Original to Helen Brown
y to Al Jones*

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

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SEP 18 2003

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING

BY

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash	Trash	
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL
* TOTAL @ 1.84M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
		270,000		270,000 (RTI)
** TOTAL @ 1.72M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
		270,000		270,000 (RTI)
*** TOTAL @ 1.71M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
		270,000		270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES @ 1.84 MILLIONS TONS				
GARBAGE 54.3%	997,000			
TRASH 44.4%	816,000			
SPECIAL (includes Tires) 1.3%	24,000			
TOTAL	1,837,000			

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

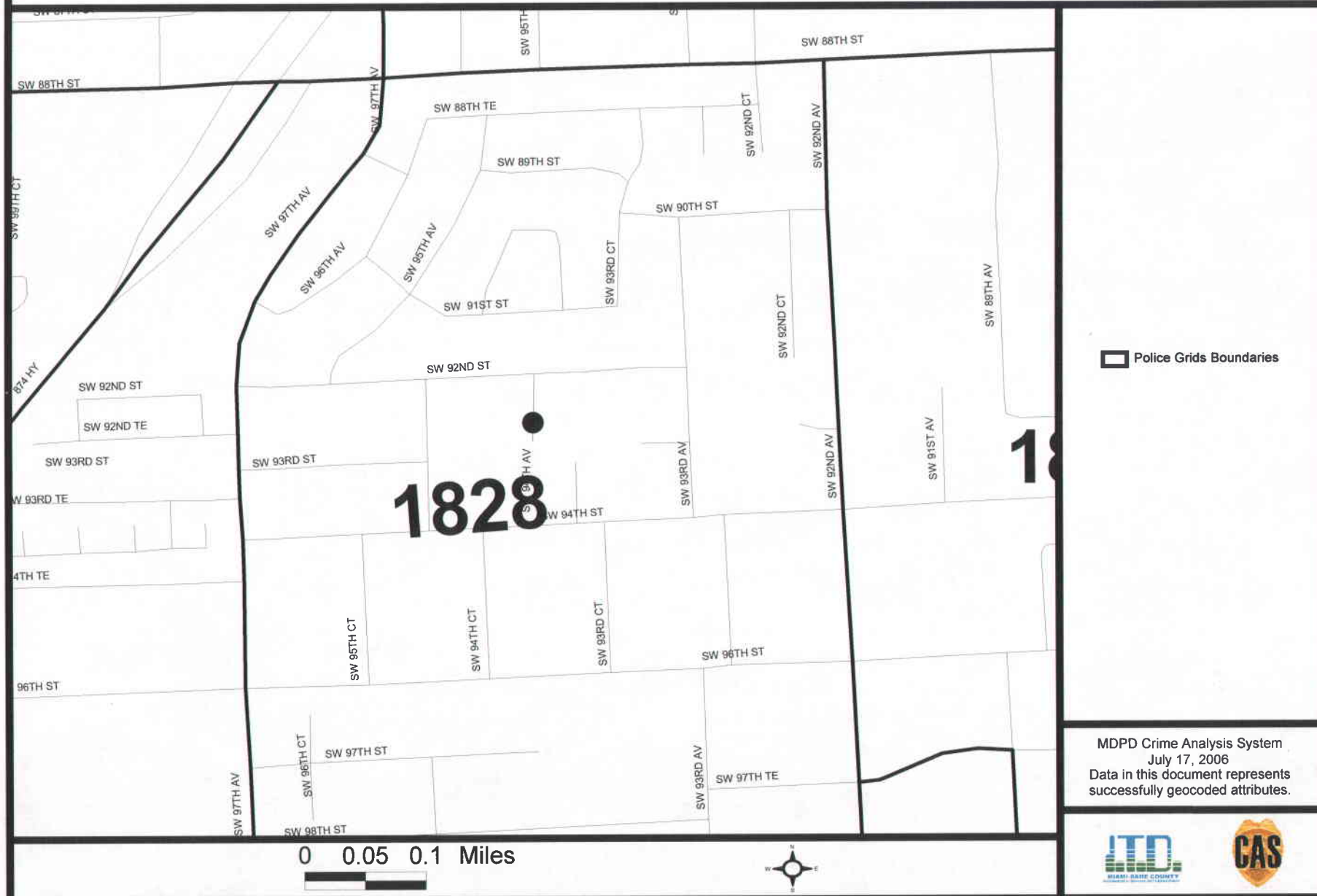
**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.



Miami-Dade Police Department
Address: 9310 SW 94 AVENUE
VELASCO LTD HOLDINGS, INC; HEARING # 06-158

C-12





Miami-Dade Police Department
Address Query for Events occurring at 9310 SW 94
For 2004-06-01 Thru 2006-06-01

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2004-06-01" and Dis.Complaint Date < "2006-06-02" and Dis.Police District Code in ("A", "B", "C", "D", "E", "G", "H", "I", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "9310 SW 94" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common and Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")

Incident Address	Dis	Grid	A O P	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
9310 SW 94 AV	K	1828	1	08/26/2004	THU	11:28:23	MARYANNE	0458790C		26R	11:28:23	11:34:02	11:43:02	K2503	42262274	N
9310 SW 94 AV	K	1828	1	08/26/2004	THU	11:34:15	MARYANNE			15	11:34:15	11:34:15	11:46:00		42262311	N
9310 SW 94 AV	K	1828	1	04/12/2005	TUE	11:34:26	PAM	0185527D		34	11:34:26	11:42:39	11:51:00	K2104	050932124	N
9310 SW 94 AV	K	1828	1	04/12/2005	TUE	11:43:00	PAM			15	11:43:00	11:43:00	11:54:00		050932180	N



MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2004 and 2005



Miami-Dade Police Department

Grid(s): 1074, 1522, 1584, 1667, 1711, 1785, 1828, 2170, 2174, 2291, 2293, 2321, 2380

2004 2005

Grid 1828					
Part I					
130A		AGGRAVATED ASSAULT		2	0
2200		BURGLARY		8	5
2400		MOTOR VEHICLE THEFT		5	1
230A		POCKET PICKING		1	0
1200		ROBBERY		0	1
230G		SHOPLIFTING ALL OTHERS		15	9
230F		SHOPLIFTING FROM A MOTOR VEHICLE		9	6
Part I TOTAL				40	22
Part II					
2000		ARSON		1	0
260A		FRAUD CON/SWINDLE/FALSE PRET.		4	0
260B		FRAUD CREDIT CARD/ATM		1	0
260D		IMPERSONATION		1	0
130B		SIMPLE ASSAULT		5	3
Part II TOTAL				12	3
Grid 1828 TOTAL				52	25



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2004 and 2005



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("1074", "1522", "1584", "1667", "1711", "1785", "1828", "2170", "2174", "2291", "2293", "2321", "2380")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

2004 2005

Grid	Signal Code	Signal Description		
1828	13	SPECIAL INFORMATION/ASSIGNMENT	19	21
	14	CONDUCT INVESTIGATION	54	44
	15	MEET AN OFFICER	240	153
	16	D.U.I.	1	1
	17	TRAFFIC ACCIDENT	9	11
	18	HIT AND RUN	3	3
	19	TRAFFIC STOP	24	24
	20	TRAFFIC DETAIL	11	9
	21	LOST OR STOLEN TAG	5	4
	22	AUTO THEFT	3	3
	25	BURGLAR ALARM RINGING	118	123
	26	BURGLARY	21	21
	27	LARCENY	10	10
	28	VANDALISM	10	5
	30	SHOOTING	1	0
	32	ASSAULT	14	11
	33	SEX OFFENSE	0	1
	34	DISTURBANCE	54	52
	36	MISSING PERSON	4	1
	37	SUSPICIOUS VEHICLE	6	7
	38	SUSPICIOUS PERSON	4	12
	39	PRISONER	1	0
	41	SICK OR INJURED PERSON	15	9
	43	BAKER ACT	1	2
	44	ATTEMPTED SUICIDE	0	1
	45	DEAD ON ARRIVAL	0	1



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2004 and 2005



Miami-Dade Police Department

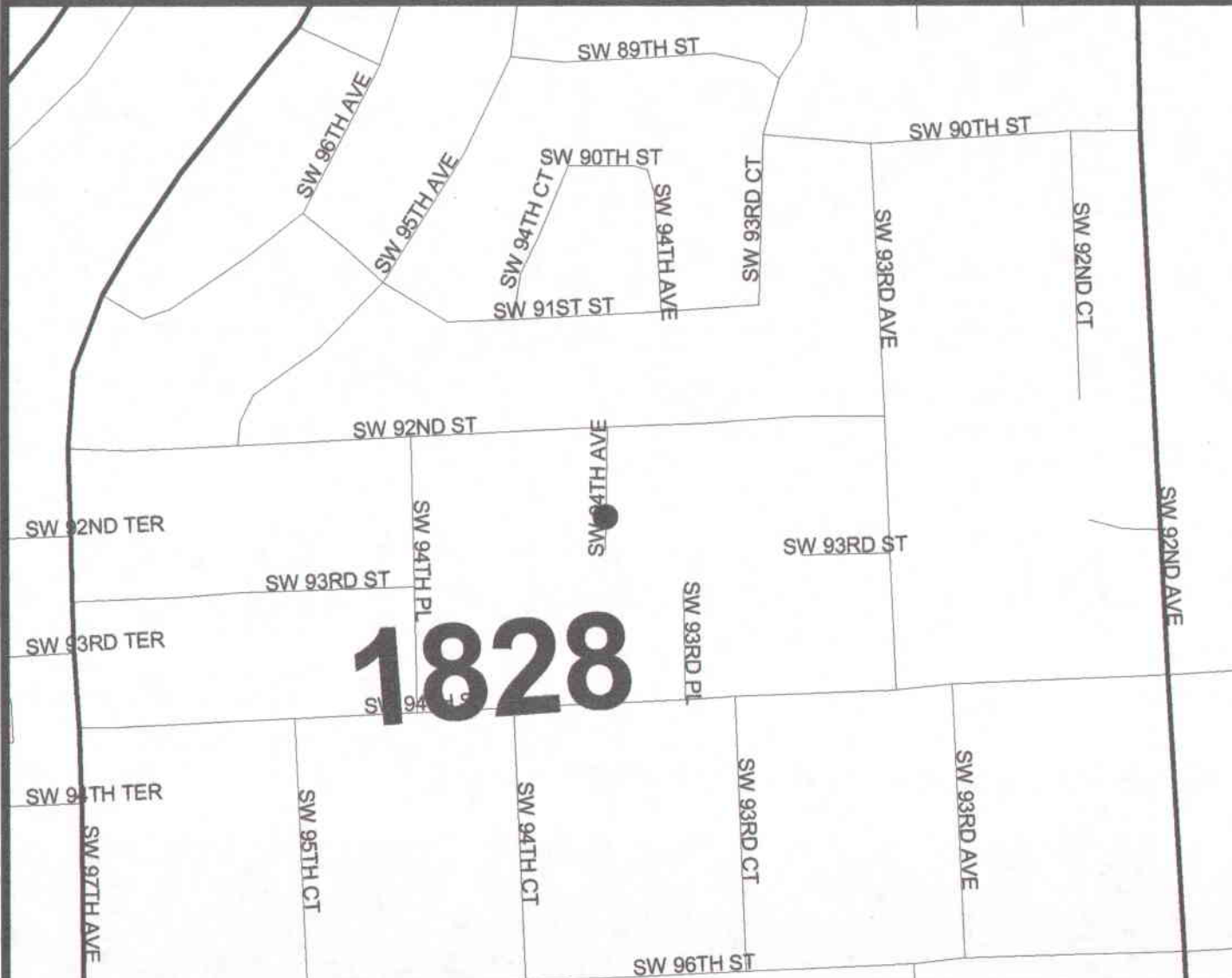
Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("1074", "1522", "1584", "1667", "1711", "1785", "1828", "2170", "2174", "2291", "2293", "2321", "2380")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

		2004		2005
Grid	Signal Code	Signal Description		
1828	48	EXPLOSION		1 0
	49	FIRE		2 0
	52	NARCOTICS INVESTIGATION		3 0
	54	FRAUD		6 6
Total Signals for Grid 1828 :		640		535



Miami-Dade Police Department
Address
Velasco LTD Holdings, Inc.; Hearing # 05-338

C-12



Police Grids Boundaries

MDPD Crime Analysis System
December 6, 2005
Data in this document represents
successfully geocoded attributes.

0 0.03 0.06 Miles





Miami-Dade Police Department

Miami-Dade Police Department **Address Query for Events occurring at 9310 SW 94** **For 2003-11-15 Thru 2005-11-15**

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-11-15" and Dis.Complaint Date < "2005-11-16" and Dis.Police District Code in ("A", "B", "C", "D", "E", "G", "H", "I", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "9310 SW 94" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common and Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")

Incident Address	Dis	Grid	A O P	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
9310 SW 94 AV	K	1828	1	05/22/2004	SAT	09:32:14	FIERRO,MR	0276734C		27	09:32:14	09:32:44	09:37:00	K2102	41364948	Y
9310 SW 94 AV	K	1828	1	08/26/2004	THU	11:28:23	MARYANNE	0458790C		26R	11:28:23	11:34:02	11:43:02	K2503	42262274	N
9310 SW 94 AV	K	1828	1	08/26/2004	THU	11:34:15	MARYANNE			15	11:34:15	11:34:15	11:46:00		42262311	N
9310 SW 94 AV	K	1828	1	04/12/2005	TUE	11:34:26	PAM	0185527D		34	11:34:26	11:42:39	11:51:00	K2104	050932124	N
9310 SW 94 AV	K	1828	1	04/12/2005	TUE	11:43:00	PAM			15	11:43:00	11:43:00	11:54:00		050932180	N



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0052", "0231", "0795", "1430", "1438", "1439", "1598", "1802", "1828", "1830", "1890", "2175", "2352", "3394")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

		2003		2004	
Grid	Signal Code	Signal Description			
1828	13	SPECIAL INFORMATION/ASSIGNMENT		21	19
	14	CONDUCT INVESTIGATION		71	54
	15	MEET AN OFFICER		207	240
	16	D.U.I.		0	1
	17	TRAFFIC ACCIDENT		9	9
	18	HIT AND RUN		3	3
	19	TRAFFIC STOP		35	24
	20	TRAFFIC DETAIL		8	11
	21	LOST OR STOLEN TAG		2	5
	22	AUTO THEFT		4	3
	25	BURGLAR ALARM RINGING		130	118
	26	BURGLARY		24	21
	27	LARCENY		0	10
	28	VANDALISM		6	10
	29	ROBBERY		2	0
	30	SHOOTING		0	1
	32	ASSAULT		6	14
	33	SEX OFFENSE		2	0
	34	DISTURBANCE		29	54
	36	MISSING PERSON		1	4
	37	SUSPICIOUS VEHICLE		5	6
	38	SUSPICIOUS PERSON		6	4
	39	PRISONER		1	1
	41	SICK OR INJURED PERSON		17	15
	43	BAKER ACT		0	1
	45	DEAD ON ARRIVAL		1	0



Miami-Dade Police Department

Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0052", "0231", "0795", "1430", "1438", "1439", "1598", "1802", "1828", "1830", "1890", "2175", "2352", "3394")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

		2003		2004
Grid	Signal Code	Signal Description		
1828	48	EXPLOSION	0	1
	49	FIRE	2	2
	52	NARCOTICS INVESTIGATION	1	3
	54	FRAUD	1	6
Total Signals for Grid 1828 :			594	640



MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2003 and 2004



Miami-Dade Police Department

Grid(s): 0052, 0231, 0795, 1430, 1438, 1439, 1598, 1802, 1828, 1830, 1890, 2175, 2352, 3394

2003 2004

Grid 1828					
Part I					
130A		AGGRAVATED ASSAULT		1	2
2200		BURGLARY		8	8
2400		MOTOR VEHICLE THEFT		2	5
230A		POCKET PICKING		0	1
230G		SHOPLIFTING ALL OTHERS		3	15
230F		SHOPLIFTING FROM A MOTOR VEHICLE		13	9
Part I TOTAL				27	40
Part II					
2000		ARSON		0	1
260A		FRAUD CON/SWINDLE/FALSE PRET.		0	4
260B		FRAUD CREDIT CARD/ATM		0	1
260D		IMPERSONATION		1	1
130B		SIMPLE ASSAULT		3	5
Part II TOTAL				4	12
Grid 1828 TOTAL				31	52

Memorandum



Date: September 30, 2005

To: Diane O'Quinn Williams, Director
Department of Planning and Zoning

From: Roosevelt Bradley, Director
Miami-Dade Transit

Subject: FY-06 Blanket Concurrency Approval for Transit

This memo serves as a blanket authorization for the Department of Planning and Zoning to continue to approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the Level-of-Service (LOS) for mass transit established in the above referenced County Rules and Regulations.

MDT continues with the development process for the North Corridor transit project along NW 27th Avenue from 62nd Street to the Broward County Line. Please ask your staff to continue to signal any application whose address is on NW 27th Avenue, between these two points, so that they may be reviewed by MDT Staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2005 to September 30, 2006, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at (305) 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Albert Hernandez, Deputy Director
MDT Planning and Engineering
Mario G. Garcia, Chief
MDT Systems Planning Division
Helen A. Brown, Concurrency Administrator
Department of Planning and Zoning

✓ H. Brown

Memorandum

MIAMI-DADE
COUNTY

Date: December 2, 2004

To: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

From: Vivian Donnell Rodriguez, Director
Park and Recreation Department *QMR*

Subject: Update for Blanket Concurrency Approval

RECEIVED

DEC 14 2004

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

This memorandum updates the blanket concurrency approval memo of September 18, 2003. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until November 30, 2005. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File



MEMORANDUM

*Original to Helen Proun
cy to Al Jones*

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED
SEP 18 2003

ZONING SERVICES DIVISION, MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING

BY _____

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE	NORTH DADE	WMI		
											Garbage	Trash	Garbage & Trash		
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
RESOURCES RECOVERY			GARBAGE	TRASH	TIRES	TOTAL									
* TOTAL @ 1.84M			853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)									
				270,000		270,000 (RTI)									
** TOTAL @ 1.72M			853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)									
				270,000		270,000 (RTI)									
*** TOTAL @ 1.71M			853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)									
				270,000		270,000 (RTI)									
TOTAL WASTE STREAM PERCENTAGES @ 1.84 MILLIONS TONS															
GARBAGE 54.3%						997,000									
TRASH 4.4%						816,000									
SPECIAL (includes Tires) 1.3%						24,000									
TOTAL						1,837,000									
REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR															
Year		Ashfill Capacity *					South Dade Capacity **		North Dade Capacity ***		WMI **** Disposed				
Base Capacity						207,000		4,352,000		3,130,000		146,000			
2003						61,000		3,942,000		2,797,000		100,000			
2004						0		3,668,500		2,402,000		188,000			
2005						0		3,395,000		2,007,000		249,000			
2006						0		3,131,500		1,612,000		249,000			
2007						0		2,868,000		1,217,000		249,000			
2008						0		2,604,500		822,000		249,000			
2009						0		2,341,000		427,000		249,000			
2010						0		2,077,500		32,000		249,000			
2011						0		1,702,000		0		500,000			
2012						0		1,294,500		0		500,000			
2013						0		887,000		0		500,000			
2014						0		479,500		0		500,000			
2015						0		72,000		0		500,000			
2016						0		0		0					
2017						0		0		0					
2018						0		0		0					
Total Remaining Years						0		12		6					

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 600,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

2004 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	332,396	29,396	361,792	994.92	1,044.49	491.02	85.32	1,620.83	625.91	1.629
2	520,177	23,003	543,180	1,493.75	1,476.12	461.33	139.79	2,077.24	583.49	1.390
3	141,699	38,253	179,952	494.86	578.93	177.20	6.90	763.03	268.17	1.541
TOT:	994,272	90,652	1,084,924	2,983.53	3,099.54	1,129.55	232.01	4,461.10	1,477.57	1.520